

KAUA'I PLANNING COMMISSION
SPECIAL MEETING
January 31, 2017

The special meeting of the Planning Commission of the County of Kaua'i was called to order by Chair Keawe at 9:05 a.m., at the Līhu'e Civic Center, Mo'ikeha Building, in meeting room 2A-2B. The following Commissioners were present:

Chair Kimo Keawe
Mr. Roy Ho
Mr. Sean Mahoney
Ms. Donna Apisa

Absent and Excused:
Ms. Glenda Nogami Streufert
Mr. Wayne Katayama
Ms. Kanoe Ahuna

The following staff members were present: Planning Department – Michael Dahilig, Marie Williams, Marisa Valenciano, Leslie Takasaki; Office of the County Attorney – Deputy County Attorney Jodi Higuchi Sayegusa; Office of Boards and Commissions – Administrator Jay Furfaro, Commission Support Clerk Lani Agoot

Discussion of the meeting, in effect, ensued:

CALL TO ORDER

Chair Keawe called the meeting to order at 9:05 a.m.

ROLL CALL

Mr. Dahilig: Commissioner Katayama, Commissioner Ahuna, Commissioner Streufert, Commissioner Mahoney.

Mr. Mahoney: Here.

Mr. Dahilig: Commissioner Apisa.

Ms. Apisa: Here.

Mr. Dahilig: Vice Chair Ho.

Mr. Ho: Here.

Mr. Dahilig: Chair Keawe.

Chair Keawe: Here.

Mr. Dahilig: Mr. Chair you have four members present.

APPROVAL OF AGENDA

Mr. Dahilig: Mr. Chair, the department would recommend approving the agenda as is this morning.

Chair Keawe: We need a motion to approve.

Ms. Apisa: So moved.

Mr. Mahoney: Second.

Chair Keawe: It's been moved and seconded, all those in favor. (Unanimous voice vote)
Opposed? Motion carried 4:0.

RECEIPT OF ITEMS FOR THE RECORD (NONE)

PUBLIC COMMENT

NEW PUBLIC HEARING

Zoning Amendment ZA-2017-3 relating to updating the General Plan for the County of Kauai and technical amendments related to the definition of Development Plan.

Presentation of the Departmental Draft of the General Plan Update and the process to update the General Plan.

Mr. Dahilig: Mr. Chair I do have so far 26 individuals that are signed up to testify. For procedures sake the department would recommend going through the list and seeing which members of the public wish to testify before the presentation for those members of the public that will not be able to stay for the whole presentation.

Chair Keawe: We understand some of you have to leave for whatever purpose. We would like to give you the opportunity to present your testimony before the presentation so the Director will go through and read the names.

Mr. Dahilig: If I call your name and you do not come up to the podium I will assume you would like to testify after the presentation, if you would like to testify now please come up to the podium when I call your name, John Moore, Ann Walton, Dr. Doug Wilmore.

Dr. Doug Wilmore: Mr. Chairman, honorable Commissioners and citizens of Kauai my name is Douglas Wilmore. I am a retired physician living on Kauai since 1991. I have reviewed and worked on the General plan for the last 5 months. I find the preliminary draft full of many ideas

and proposals, some which are quite good. What I find is lacking is initial organization. For example there is no major theme or foundation for the plan. We propose that this plan be called Management Managing Our Sustainable and Resilient Kauai. This model was chosen because we are a community in the middle of the ocean and need to enhance our sustainability. In addition, in the future unforeseen and unpredictable factors will occur in our community and we need a plan for such events in order to recover and rebuild. The goals which follow this vision include that the island has a sound and healthy environment, that we have diverse and thriving communities, and that we are economically self-reliant and prosperous. We have proposed about a dozen topics that provide areas for specific policy planning and they will be discussed by others in our ad-hoc group.

What is important about our proposal is that these policies in general must be adhered to during county decision making and that law and regulations must conform to the General Plan. Moreover, the county must monitor these guidelines to ensure that progress in all areas is being made. We understand that the Planning Department proposes that this plan be broad based with many un-prioritized suggestions to allow decisions to be made by the county council. We have examined a number of General Plans from communities and cities in the United States and found that there are no successful communities that politicize their planning as suggested by the Planning Department. In fact the failure of the year 2000 General Plan is an example of such lack of consensus building and monitoring within the county structure.

In conclusion, we suggest a model of a sustainable and resilient Kauai with goals that support this model. Policies are needed to cover the major goals and they require planning however commitment and monitoring are needed for this plan to be successful. We are all volunteers in this endeavor and look forward to working with you in the future to develop a meaningful and successful plan. Thank you for your consideration.

Chair Keawe: Thank you for your testimony Doctor.

Mr. Dahilig: Sharon Goodwin, Adam Asquith, Judy Shabert.

Ms. Judy Shabert: Mr. Chairman, honorable Commissioners and citizens of Kauai my name is Judy Shabert. I am a retired physician and currently a fruit farmer. I live in the Waipake Subdivision. First I would like to thank all of you Commissioners who give of your time and energy to provide county officials with guidance in keeping Kauai such a special place. Your job can't be easy and it takes special people to take on such an enormous task and all of you are doing this as volunteers. Realizing all that you have given from your heart it saddens me to think that \$1,200,000 dollars was given to individuals who do not live on Kauai and were tasked with telling us how the next twenty years of planning on this island would occur. I am very disappointed.

If I was a high school teacher and this document was given to me I would return it to the student and tell the student to cut it by two thirds and take out all the photographs which is just filler. If this were the work of a doctoral candidate I would return it and ask for some original research and ask the person to spend another year working on it. If our seniors at the neighborhood centers saw this they would ask where is the beef. There are 20 policies listed in this document

but in fact these are not policies they are goals. I will give you an example, Nurture our keiki. This is an incredibly admirable goal but it is not a policy which is a deliberate system of principals to guide decisions and achieve rational outcomes. This is missing entirely in this document. I feel this plan lacks a foundation and a process where there is a timeline for action and accountability to various departments. If this document as it currently stands is adopted by the county we will continue to have confusion and manipulation of the goals stated in this document for the next 15 to 20 years.

There are successful city and county plans available to use for guidance. I wish the group who had written this had looked at them. The ad-hoc volunteer group which has been concentrating their efforts on the Kauai plan for 8 months have reviewed many successful city and county plans. Furthermore, they have considered how such plans can be specifically adapted to Kauai with all of its unique characteristics. Since all of us are volunteers with the goal of improving the lives of those of us who live on Kauai I hope we can work together to make this a plan of the highest integrity, thank you.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Doug Haig, Carl Imparato, Felicia Cowden, Allen Rachap, Brenda Jose.

Ms. Brenda Jose: Aloha and good morning Commission Chair Keawe and all of our Commission members, mahalo. My name is Brenda Jose and I am from Kauai, a native of Kekaha and I am one of the CAC members that served on the General Plan. It was an honor for me to do so and I was very enlightened with the opportunity and as I expressed to the Commission members it was not always pleasant but it was always meaningful in my opinion. Today what I wanted to do is share just a little bit of my participation and what I had hoped to do as participating was to provide the background from a native Hawaiian female, mother of 2, wife of 26 years, with a background in hospitality industry and community advocacy. I hope that somewhere within this document and I am confident that it does, that voice leads to what you are reading. I do have concern and I have expressed this throughout that we do not and we still have a lot of work to do with the voice of our youth and of our young adults who are now raising their children because honestly that is who this update will affect specifically. It is for the future and so that is what my concern has been. Thank you again for this opportunity, if you have any questions I will be happy to stick around for the rest of the and answer them but I just wanted to make sure that I come forward and express my thanks for participating, thank you.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Kathleen Hurd.

Ms. Kathleen Hurd: We have very specific comments about our community and we hope that you put that in context. We were hoping that you had the handout that has the map with the green in it. That is my comments summarized for you and the map is important. Good morning Chairman Keawe and Commissioners, thank you for your service. I am Kathleen Hurd, I live in Hanapepe Heights. I am a member of the Hanapepe/Eleele Community Association and we would like to focus our comments specifically on our community. Section 4, page 433 describes

the dramatic vista that opens across the cliffs and the fields to the ocean as you enter the Westside of Kauai. This view is followed by the stunning sight of Hanapepe Valley and the mountains from the Hanapepe overlook. These distinctive land forms provide the foundation for the connections and barriers of the traditional ahupua'a boundaries, balancing access to resources that in turn support functional communities.

The Hanapepe/Eleele community encompasses 5 distinct but interconnected traditional towns, Numila, Eleele, Port Allen, Hanapepe, and Kamakani. Planning for these communities should reflect the distinctive topography. Instead the proposed land use maps ignore the barriers presented by the river and the cliffs. As presented the maps, the land use map for our community suggests that a person could swim the river and climb the 100 foot cliff to the residential neighborhoods within 5 minutes. You can barely drive around these barriers within the specified time. The analysis is artificial and the recommendations related to this analysis are unrealistic. Similarly, the land use maps in section 5 and the discussion of our communities in section 4 focus on Hanapepe Town not recognizing the critical power generation, transportation, fishing, visitor, and fuel distribution activities that take place in Port Allen which serve the needs of the entire island. These facilities do appear on the infrastructure and hazard maps but the Port Allen Airport has been left off of all these maps. The critical public facilities, the location of critical public facilities such as the fire station, the recreational center and armory are in the high risk flood zone and that has been ignored.

Mr. Dahilig: Three minutes Mr. Chair.

Chair Keawe: Can you wrap up your testimony please.

Ms. Hurd: Yes. The active agriculture in Hanapepe Valley is mischaracterized as natural...the map on the back of my handout shows the recently designated important agricultural lands to the east of our community. It emphasizes our separation from the South Kauai Community Plan area but clearly the lined area should be in the planning activities for Hanapepe/Eleele rather than in the South Shore Plan. Historically the plantation camps were part of the Hanapepe/Eleele community and they should remain that way.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Susan Remoaldo.

Ms. Susan Remoaldo: Good morning everyone. My name is Susan Remoaldo, I am a resident of Eleele and also belong to the Hanapepe/Eleele Community Association. I will be addressing the planning process, omission of planning areas, and community input. Stated on page B.5 of the Kauai County General Plan, Appendix Goals for the Planning Process, the process was designed to be inclusive, collaborative, innovative, and action driven. It further defines collaborative as providing for all involved to contribute in a meaningful way towards shaping the visions, goals, policies, and actions contained within the General Plan. The community should see themselves and their input reflected in the final product. This is not true for the Hanapepe/Eleele community. Our area has not had the benefit of a detailed community plan for

over 40 years. It was expected Section 4.4.2 of the draft describing our area would be more substantial given community input beyond the 2015 visioning workshops.

Even more surprising on page 4-24 under Guidance for Community Planning, was the listing of only 1 goal for a portion of Hanapepe Town focused on 1 specific industry. A fraction of a mile apart the Hanapepe/Eleele area consists of 2 separate towns, distinct in character and complimentary to each other. Eleele has a shopping center, school and credit unions, Hanapepe a fire station, gas station, neighborhood center and sports complex. All the other Kauai communities in this plan area listed separately as should Hanapepe and Eleele on page 4-22, even though both are assigned the same small town place type. Port Allen is its own community and more than an industrial hub with a harbor, power plant, and solar farm and worthy of its own consideration. It is home to restaurants, manufacturers, other small businesses, a medical clinic, pre-school, residential community, and low income housing. Hanapepe Valley was completely ignored with no reference to its agricultural contributions and residential community as was Burns Field, Port Allen Airport. Numilla, historically part of the Eleele community, has been inappropriately placed in the South Kauai Community Plan by current planning boundaries.

Stated on page 9 in the summary of responses to community input discussion draft part 3, "Miscellaneous, Desire for Detailed and Specific Community Planning Actions", the Planning Department updated section 4 clarifying that the General Plan sets high level policy which is then implemented through community plans. All district level recommendations and visionary statements are preliminary and broad and will inform community planning. Hanapepe/Eleele should not be placed...

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Remoaldo: As a disadvantage in the General Plan process for lack of a current community development plan. The multiple pages of input from the Hanapepe/Eleele Community Association offering more comprehensive descriptions and goals for our area should be incorporated into the General Plan. If the process is truly inclusive and collaborative let us see ourselves in the final product.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Jean Souza.

Ms. Jean Souza: Good morning, Jean Souza of Hanapepe and an active member of the Hanapepe/Eleele Community Association. The Hanapepe/Eleele Community Association will be submitting to the Commission over 20 pages of comments in three sections. Today I would like to share with you 2 observations I have on the departmental draft. One, the maps continue to be very small scale making it very difficult to accurately assess the true impacts of the proposed General Plan and land use changes, and two, the walk shed concept which is the basis if the neighborhood general future land use map designations is not suitable for all communities, particularly Hanapepe and Eleele. In particular I would like to call your attention to figure 53 of the Hanapepe/Eleele land use map on page 54 which I have provided for you. For the Hanapepe/Eleele area I ask that you scrutinize the proposed conversion of a significant portion of

Hanapepe and Eleele's long time residential communities to a new neighborhood general designation. We contend that the walk shed concept is misapplied in the residential neighborhoods of Hanapepe Heights and older Eleele because the 5 minute walk distance on the level land is actually a 25 to 30 minute hike in these steeper topographies.

More importantly we contend that the large size of the existing Hanapepe Town core proposed now as neighborhood center continues to have many vacant commercial properties and under developed properties. There is no justification for increased densities and more commercial development in land surrounding the town core and areas such as Hanapepe Heights, the self-help housing near the transfer station, the older Hanapepe residential neighborhoods Makai of Kaunualii Highway, and the oldest Eleele residential area. In addition, the Planning Department's application of its proposed designation of neighborhood general to places like Hanapepe Valley and the high cliffs behind Hanapepe Town is also ill-conceived and not justified. We need to support the town core of Hanapepe Town. We need to reject the kind of urban sprawl that threatens this commercial core. We do not need to see the kind of urban sprawl we see in Lihue where the older parts of the town continue to be abandoned in favor of new commercial spaces. Such a move would be detrimental to the viability of Hanapepe Town core now and 20 years into the future. It also threatens the majority of the residential neighborhoods with medium intensity mixed use environments that are more appropriate in the existing town core, thank you.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Just a reminder to the audience to please indicate whether you would like to testify now or testify after the presentation, Juan Wilson.

Mr. Juan Wilson: My name is Juan Wilson and I am a retired architect and planner living in Hanapepe Valley. I am also active with the Hanapepe/Eleele Community Association. When this General Plan proposal is fulfilled I expect denser traffic, more crowded beaches, and a reduction in the quality of the lifestyle we have here on Kauai. The guides for this plan seem to have been developed and suburbanized. Unfortunately sustainability, self-reliance, and food security are not addressed in this plan. Forget about addressing global warming, climate change and ocean rise with this plan as well. Many now seem hypnotized by handheld screens and seem trapped (inaudible) in suburban consumption. The suburban delusion seems to be codified in this General Plan proposal. The bared soul of this plan is on page 1 in the introduction in bold type face, "Growth is happening whether we like it or not". I reviewed the proposed plan as it applies to Hanapepe and Eleele. The last census count of our area was 5,028 residents, an average of 3.85 per acre. The proposed General Plan shows four expanding neighborhood types and concentric rings to be filled in with suburban development. The unbuilt parts of these neighborhoods total 616 acres. At the last census density, that's 2,322 new residents, and increase of 47 percent. That would be a difficult adjustment for our community.

Lima Ola is an upcoming project that the county is developing in a neighborhood next to Eleele. It is 550 units on 75 acres. That is 7.33 units an acre. A planning representative assured me that Lima Ola was consistent with the new General Plan proposal. The Kauai census is an average of 3 people per residence. This would be 1,650 new residents at Lima Ola. That density applied to

the General Plan would be an increase of 13,545 people or 270 percent if this plan is fulfilled and those areas shown on the maps are built out. This would be an impossible adjustment. The newly expanded hazard area now crosses the highway. New disaster inundation maps split the town in two, separated by flooded low land with many emergency resources under water if there was a disaster. The area's only fire department is in that area. Dining facilities, certified kitchens, senior centers, and numerous churches and the neighborhood center are in that area. Clothing and building materials, Habitat Resale and the Salvation Army are in that area. The critical National Guard Armory and its equipment are in that area. Some of these resources could be relocated or duplicated on higher ground starting now if we were planning to do so. But in a disaster all those...

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Wilson: Will not be available.

Chair Keawe: Can you wrap up your testimony please.

Mr. Wilson: Wouldn't it be cheaper and better for Kauai to educate, motivate, and award young islanders to have smaller families a little bit later because population growth is the only justification for this plan and it's not going to work.

Mr. Dahilig: Wayne Souza.

Mr. Wayne Souza: Good morning, my name is Wayne Souza and I am with the Hanapepe/Elele Community Association and the Kauai Community Coalition. I will give testimony on the heritage resources specifically on historic places and visual resources. We recommend that the section on historic buildings and structures be expanded to include historic places. Kauai has places important to our history. A few examples are Captain Cooks Landing in Waimea, Ipua'a in Elele, the last battle site where Kauai seized being a separate kingdom in 1824 and the 1924 Filipino strike site in Hanapepe. We also recommend that the section on land marks and scenic resources be changed to land marks and visual resources. Why visual resources rather than scenic resources? Visual resources are more encompassing of Kauai's beauty than scenic resources. Visual resources refer to all objects manmade and natural and features, while scenic resources refer to impressive or beautiful natural scenery.

Visual resources of high quality or distinctiveness define Kauai's sense of place for residence and visitors alike. These resources include landscapes like the Napali Coast, geologic and physiographic features like the Koloa cones and craters, water bodies like Wailua Falls, ecological resources such as reef fish and the summer flowering of the gold trees in Waimea Town, cultural and historic places such as Hanalei taro loi and Hanapepe Town, architectural and landscaped areas such as Hanapepe Soto Zen temple and the tree tunnel. Open spaces such as expensive coffee fields that separate Hanapepe and Elele from Kalaheo and the small ag. field across the highway from Kukui Grove Shopping Center that provides relief from the urban scene and vantage points such as the high bluffs at Mahaulepu that provides views of migratory humpback whales. These distinctive visual resources can be large scale or diminutive, stationary to flowing, permanent to seasonal and even ephemeral, highly visible to cryptic, and natural to

manmade. Preserving views of such scenic landscapes and other distinctive visual resources are vital to sustaining Kauai's uniqueness and identity.

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Souza: Regulatory tools are the best means of protection, to be proactive rather than reactive. The County of Kauai's visual resource inventory should be conducted and regularly updated by a technical working group so that informed decisions can be made by landowners, developers, community members, and government decision makers, Thank you.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Gabriella Taylor, Patrick Ono, Bruce Allyn, Cynthia Lazaroff, Jim Edmonds.

Mr. Jim Edmonds: Good morning everyone, Jim Edmonds and I am from Kilauea, we came here in 1975 and moved here from Oahu in 1985. I formed Emerald Isle Properties in Kilauea about 30 years ago and last year we decided to focus all of our time and energy on trying to help the local people find affordable housing. We found out fairly quickly that there is no affordable housing on this island and we began to call it a gradual tragedy because we are realizing how much it is affecting the lives of so many people. What is affordable housing? I think we all know it is a comfortable place where you feel you can relax, feel a little pride in your home and I am beginning to realize that if we don't pay for something now, change the paradigm now we are going to pay for it later. If you look at Oahu they have thousands of people living in the streets now some of whom have jobs and can't afford a place to live. They are basically right now buying containers and pretty much anything but dumpsters to try to put people in a dry place. I hope we don't reach that place. Of course people here just stay on the beach.

So what are we going to do? Basically our housing department is doing everything it can to provide affordable housing and the next project which has taken I think about 10 or 12 years to evolve should put 3 bedroom duplexes on the market in about a year for right at a half a million dollars. Those are the affordable units. The rest of the units will be more expensive. Somehow we have to change the paradigm. We have to completely get away from the old sticks and mortar construction and the intense planning that it takes and permitting. We need to build 1 large community. The best place right now is Hokua, Kapa'a Heights. It has been on the maps for 50 years almost, it's very close to ready to go. I don't necessarily agree with the way it's being done, it should be done all affordable but it is silly to take that off the map. So basically all the work we are putting out is generating less than 10 percent of the houses that we actually need for expansion. We have to go to the new, if you study the new maps, the new concepts that are coming out they are a lot of tiny home communities that are being built. They are called pocket communities now. What are they? If you look at them they are going back to the old plantation communities that we used to have. How do you keep them from becoming an ugly shanty town, by careful planning, making them all warm and inviting, eatable privacy, landscaping, tiny homes, tiny yards, micro apartments.

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Edmonds: Basically if we can work on getting a new standard here making everything much simpler this will give an opportunity to move into a better future. I have a little outline that I am happy to give anyone who wants it that shows what our ideas are.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Lynn McNutt.

Ms. Lynn McNutt: Aloha my name is Lynn McNutt, thank you for taking the time have written this plan and have this meeting. I live in Wailua and I am very concerned about several things. I think you are hearing over and over again that people would like to hear a theme in your plan on sustainability and food security and that includes insuring we use ag. land for agricultural purposes and as land goes fallow, if people leave the land, that it is brought back to active use to grow food for the community. I am very uncomfortable with the request from the Planning Division to provide water for private development because this will become a de-facto policy. That is not appropriate. I don't like water from my side of the Moku being taken away and used for other purposes without a discussion. Going through the expansion and PMRF, I would like us to consider some non-military uses and I don't really see what PMRF's plans are incorporated into this document, they are part of our community. It involves a lot going on, on Niihau that has to do with maintaining the ecosystem.

I would also like to advise you to please make the ag. advisory group active again. The last meeting we had we only heard about 1 part of agriculture, we did not hear about sustainable or organic agriculture. And I would like to give you an example that bees, the apiary up at Kauai Community College is creating a valuable industry here for Kauai and cannot get support because we are too small. It is an 8 to 10 million dollar industry on Hawaii Island and our bees are better and we can't get support from your help so I would really like to do that. And I also recommend highly that you create hunting and fishing advisory committees because hunting and fishing are a main part of security and sustainability and we need to have real conversations at a county level. Mayor Carvalho brought up the county level thing when they had insights on PBS Hawaii last week, all the mayors were there and they all said we need to address a lot of this at the county level. Mahalo for letting me speak my peace.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Tom Shigemoto, Greg Allen.

Mr. Greg Allen: Aloha everybody, thank you. I am here because of specifically Kapa'a Town and its direction in the future. The plan says that we should develop in the flood zone in 3 nodes around Kapa'a Town and we should eliminate Hokua Place. The Planning Director told me, quote "because it is urban sprawl." It is specifically not urban sprawl; it is within a 5 minute walking distance to the town core. It has been a place for 50 years that has been on the map to be developed to become housing. I would suggest that we have a responsibility to all of our brothers and sisters on this planet that when I got involved in this project, living here more than half of my life and having all of my children born and raised in Hawaii, there was going to be 50 houses for a few elite. The county came to me and said would you please make it housing for

the public and at great risk I said yes.

To this day everything that my family has, has been poured into trying to move down this road. My current partners are frustrated by the lack of planning from the Planning Department or the lack of support for affordable housing. In this project there will be less than 800 houses although it was designated for 2,000. Of the 800, 650 will be affordable houses, 650 will be townhouses which by their nature will be permanently more affordable than a single family house. I just want to point out that there is a housing shortage in general in Hawaii, that its greatest area of shortage is Kauai, that we are a melting pot not a paradise only for the rich. As people move here from the east and the west our Kamaaina are being forced out that as they state in the beginning of the plan, "growth is basically inevitable", it is going to happen, things are going to change so plan for it. I want to point out when you look at page 439, if you guys would review it; the Planning Department says that they have concerns about the perceived impact on traffic. We all know traffic in the corridor is terrible. Every resort and everything in Kilauea and Princeville affects the same corridor. The only project that helps the corridor is Hokua Place. We own the bypass road from the roundabout past the white tent church to the first bridge, outright. We have allowed its use for years for free for our friends and family because we are about the community. We are donating that road. Tell me what other hotel or anybody is giving you that big of a piece of infrastructure. Not only that, there has been multiple traffic studies that show that the road we build, Mauka to Makai, through the project avoiding use of the roundabout will help traffic. So we help traffic and we provide affordable housing. We are out of the flood zone.

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Allen: In the Planning Department's notes they say that there will be sites built that need flood control. The sites they are talking about are the sites they are recommending. They are recommending building in the flood zone. I will wrap it up Chair. I am going to say Hokua is smart growth, it's out of the flood zone, there was a school built there for a reason, it supports the town of Kapa'a within a five minute walking distance, it includes donation of the bypass, a new Mauka road, a public pool heated open until 8:00 p.m., walkable, bike-able alternative transportation. The sewer, they claim that the sewer infrastructure is inadequate, this helps it. It's got green energy independence. It's got 66 acres staying agricultural for agricultural sustainability. Please look at that page, 49 is their written removal of Hokua Place from the plan and then they have a map that shows where the buildings are going to be going and the flood zone.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Will M. Davis.

Mr. Will Davis: I would like to thank the distinguished and illustrious council members on creating this plan. I am a licensed elementary teacher in Massachusetts and also have a background in child protective services with a 100 percent track record with the judges. I am also a licensed medical technician and former manager of the Chronic Disease Center for cancer patients. I think the plan is beautiful. To me it's like a celebration cake. We may have to add on

more frosting to make it even better. For example the attention to global warming, there are some species that may be lost in the mountains, bird species. But what I am talking about is attention to the keiki. World Bank President Dr. Jim Young Kim, MD, former president of Dartmouth College where I attended as an honor student, he has released several major things including a report in 2016 that US and Hawaii school students have C grades in intelligence scores in math, reading and science compared to more developed nations like Switzerland where they have higher gross domestic product and higher A scores. Dr. Jim Young Kim is concerned about this research that has come out in Lancet Neurology Medical Journal with 115 references that shows basically, look at it like this, pesticide concentrations go up and student IQ scores minimize. It's called an inverse coloration. Also, with precise accounting algorithms you can show as pesticide concentrations go up, gross domestic product minimizes. I have a map here which shows there is Hawaii which shows, there is Hawaii, you see red and green. You can see I have equations, let's look as assets, liabilities and owner's equity. When we are talking about our corporate assets, neurotoxic molecules which are floating in the ecosystem and through our bodies creating cancers and IQ deficits using total elasticity of cost formulas, marginal costs are escalating because of the problems in the biotech industry for new research.

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Davis: Right now the real vulnerable and most dangerous point is Waimea and there are bills out in the paper this morning, HS 778. We need to create those perimeter zones to keep our children safe from these dangerous neurotoxins which volatilize and spread around for weeks.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Jim O'Connor, Ipo Torio-Kauhane.

Mr. Torio-Kauhane: Aloha, my name is Ipo Torio-Kauhane, born and raised here, generations back. I am the granddaughter of Maggie Kapule, great, great granddaughter of Keaka Kapule. I am from Anahola. I am a Hawaiian educator, started a charter school in Anahola and I continue to serve there today, Mahalo for having me. First I would like to say this is a beautiful document. It is a wonderful starting point and I want to thank all of the time and energy and manao that have gone into this plan. After reading this and I have read this twice and I'm not going to get into the details of it but I just want to say this. This can be an opportunity for us, for the people of Kauai, for all of us to truly create something together that we truly all own. And that is not what I feel right now but the potential and the opportunity is there. There are some really great ideas, they may not be policies right now but I would like to explore how do we make something like nurturing the keiki and honoring the kupuna into policy? Those are some really good starting points.

My concern with this is pushing things forward before the time is right and I really do feel that we need a time out. We should extend our timeline and this review process. We really need to make sure that this is the people's plan. Going back to the community for more input and feedback is critical. I do not feel like the voice of the Hawaiian people is in this. I love that we are thinking about Wahi Pana but what does that mean and how do we intend to take care of our Wahi Pana? As an educator I have to say that that is the most disappointing, lacking piece in

this plan. The educational portion is so small that I can't even find it. It's like it might have been a page and a half long and really it should have its own section because the education of our youth and our elders and our people needs to be in alignment with this plan. If we are saying that this plan is innovative and we are really setting ourselves up in the next 20 years, I don't see how. We cannot rely on the DOE's plan. Essentially that is what it says; we are going to follow the DOE's plan.

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Torio-Kauhane: Has anybody read the DOE's plan? We need to create our own plan. I think there is a lot of potential.

Chair Keawe: Can you wrap up your testimony please?

Ms. Torio-Kauhane: And I want to offer to support this moving forward by taking it back to my own community. I really want to see more Hawaiians involved in this process and more input and I am happy to support that, bringing the community forward, Mahalo.

Mr. Dahilig: Patricia Wistinghausen.

Ms. Patricia Wistinghausen: Aloha and good morning everybody. I am here on behalf of the organization Hawaii Alliance for Progressive Action and I am going to be reading testimony from Elif Beal who is one of the co-founders. This was also emailed to you for your reference later on. (Testimony on file)

Mr. Dahilig: Jim Beaver, Jason Makaneole.

Mr. Jason Makaneole: Good morning, my name is Jason Makaneole. I am submitting testimony from the Moku Council in the Puna Moku on behalf of the Poo Kanealoha Hano Hano Smith who couldn't be here today. It is the position of the Puna Moku aha Moku that the General Plan update does not have enough substantial information in the plan regarding native Hawaiian history, culture, language, and society. We are not just an issue of heritage as the plan contends but a living people who are working very hard as others to update our traditional knowledge practices, our society, our science, our language, etc., so that it has value and relevance in today's world. The word heritage limits our contributions as native Hawaiians to just one or two sectors of society, mostly the visitor industry, yet when we take a look at the totality of our presence of our people on Kauai and Hawaii we are involved in every discussion from ecosystems to cultural sites, from watershed to renewable energy. And as such we should be named partner and given some space in the General Plan to see what current efforts exist in each section and what unique contributions our people can make to each section.

Overall the plan should reflect looking at the issue through the lands of both the traditional knowledge and western society however as one can see from the plans they fall short in each section. As Hawaiians and native people I think our goal is always to increase the number of places and domains where our language, culture, and participation in economy are relevant and meaningful. However if we go with this plan as is, then Hawaiians by virtue of the plan will be

stuck as passive participants. No economic opportunities etc. beyond the scope of what is outlined in the plan. Furthermore, I don't understand why none of the plan is in Hawaiian. At least in each section there should be a least an introduction in Hawaiian language. We have two official languages in Hawaii, not only one. So this would be the time, place and document to show our commitment to the host culture.

There are three schools on Kauai and one school on Niihau where they learn some level of Hawaiian. There is at least one nonprofit on Kauai that also has...

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Makaneole: Actively involved in teaching Hawaiian language as...

Chair Keawe: Could you wrap up your testimony please. I would ask you to submit the writing that you have and we will certainly look at it.

Mr. Makaneole: Okay, thank you.

Chair Keawe: The Planning Director an answer to your question.

Mr. Dahilig: Just as a response concerning Olelo Hawaii as being one of the languages used in the planning documents. We do translate at the end of the whole approval process a final version of the plan in Olelo Hawaii. We have done that with our South Kauai and our Lihue plans and we also do that with many of our other planning documents so we do that at the very end.

Chair Keawe: So a final version of the plan will be in Hawaiian.

Mr. Makaneole: There are some other points in here to look at.

Chair Keawe: Just submit it and we will take a look at it, thank you for your testimony.

Mr. Dahilig: Councilmember Yukimura, Rupert Rowe.

Mr. Rupert Rowe: Aloha Kakou. I am here trying to understand the General Plan because we go twenty years ahead but we don't go thirty five years back and try to figure out the problems that are facing us right now in the plan. Traffic, number one problem, rubbish, number one problem, resource, that is a problem with our water. It alters the lifestyle of our people. Secondly, all these developers, when they come here to Hawaii never give any money for us to put back our Heiaus, our culture sites. I am the Po'o of Kaneioulouma so as I speak to you I speak from the level of the Po'o when we are looking at this problem. This island is 28 miles in a circle. What is growth in a 28 mile circle? Your resources are limited. The Hawaiian does not really protect its assets here, everybody else's assets are more important. We are going to come up with graves pretty soon, it is going to be a big issue so we all have to be prepared for this moment, its' coming very fast within 6 months. Secondly, development, you can't stop development but you must have proper development. You have to slow down the growth right now and you can see the traffic. Somehow we are all blind; we have things on our eyes, by our ear and our mouth so

we cannot communicate. There is a problem. Let's all get real. I am real, that is why I am here. That is all I have to say. Fix the problem before we go forward.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Dee Crowell, Adam Asquith, is Adam here, last call Adam Asquith, Jeri DiPietro.

Ms. Jeri DiPietro: Good morning and aloha Commission. My name is Jeri Pietro. I am the President of the Koloa Community Association. I would like to take just a moment to acknowledge the recent and sudden loss not only to our community in Koloa but also to the Planning Commission, the loss of Louis Abrams. I present this document with his wonderful wisdom that he set forth in our community. (Testimony on file)

Mr. Dahilig: Dee Crowell would you like to testify now or later?

Mr. Dee Crowell: Good morning Commissioners my name is Dee Crowell, I am Vice President of the Resort Group, owners of Princeville Development LLC. On behalf of Princeville we thank you for the opportunity to submit testimony on the departmental draft. We would further like to express our appreciation to the staff for many hours of work that has gone into the preparation of the departmental draft. PRW is the owner of the majority of the developable land of Princeville and portions of PRW's Princeville lands are designated as resort in the existing General Plan. After reviewing the departmental draft we believe that there are several areas that need further discussion and clarification, the most important of which is the use it or lose it approach set forth in section 2, Actions for the Economy.

There are two issues with this proposed language. First, the language that is drafted is somewhat ambiguous as it is unclear if the phrase "allow existing resort entitlements to build out" is intended to be subject to the 2022 deadline. We recommend the sentence to ensure that the requirement is clearly stated. Second, the 5 year buildout requirement is more appropriate as a condition for a zoning district change. Such a deadline is far too short for resort developments. Modern resort development is a uniquely long term process that virtually in all instances requires much longer than 5 years to complete. Typically developers spend years planning the development working with funding sources, planning partners, the community, and undertaking various studies and planning documents that could include an environmental assessment and/or and EIS.

We would also like to point out that the departmental draft does not define the word entitlement or identify which permits and approvals must be obtained to properly be considered to have obtained full state and county zoning resort related approvals. These items should be clearly defined so that there is a clearer understanding. We also believe retroactively imposing the hard deadline of 2022 or 5 year limit at this juncture raises the issue of predictability. The action of this time limit was never predicted and important for a careful and appropriate development plans. An alternative to this hard deadline approach should be to include a mechanism for more time for developers who have commenced the process but cannot meet the deadline.

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Crowell: The plan is to have all areas that are currently designated resort to be re-designated agriculture. In some places it might be more appropriate to revert to other designations such as residential as may be appropriate. Based on the foregoing we would like to thank the Commission for allowing this testimony, thank you.

Chair Keawe: Thank you for your testimony. We will take a short recess now for about ten minutes and then reconvene.

Commission recessed at 10:11 a.m.

Meeting called back to order at 10:24 a.m.

Mr. Dahilig: Bridget Hammerquist.

Ms. Bridget Hammerquist: My statement will not be lengthy but I speak on behalf of more than 800 people that are now comprised friends of Mahaulepu. I would like to begin by thanking all of you for what you are doing and thanking you for taking the time to receive our input. Friends of Mahaulepu would like to support and whole heartedly endorse the statement offered by Koloa Neighborhood Association presented here today by Jeri Dipietro. We, too, believe that Pa'a and Mahaulepu are very worthy of preservation. A recent visitor from the East Coast commented that she had no idea how wonderful the island of Kauai was. She said it doesn't feel at all like Maui or the Big Island or Honolulu, Oahu, it's so Hawaiian still. I think we should do whatever we can to preserve that in our going forward in our General Plan. In keeping with the comments of the Koloa Neighborhood Association I would just like to add that one of the compelling reasons to have the Planning Commission work with the planners a bit more on the need to preserve Mahaulepu and Pa'a area of the South Shore is the fact that the dairy developers have identified and submitted maps to the Department of Land and Natural Resources at their request, they requested it from them. They have identified twenty nine kuleana parcels or land claim awards and they have named the individual heir owners last known to have interests in those parcels on the proposed industrial dairy site. I think that is worthy of more investigation. I think the concept of the proposed large scale industrial animal agriculture just six tenths of a mile upslope from Mahaulepu Beach must be considered and its impact must be evaluated in the formation of the plan. I think the fact that the plan is absolutely silent on that proposed development is an omission that can't be allowed to persist. It must be included, its impact must be considered and it must be evaluated for its threats to our ocean and our drinking water and the heritage that is so rich in that valley. The Heiaus...

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Hammerquist: Thank you very much for your time.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Adam Asquith.

Mr. Adam Asquith: Thank you Commission members. My name is Adam Asquith. I apologize ahead of time for the showmanship but I understand there will be more time in the future for the details about the issues so I am going for the gut reaction this morning. Only about 2 or 3 years ago this Commission became the standard bearer in Hawaii for protecting the public trust rights over our water resources. This is when a small business was denied permits associated with bottling and selling 5,000 gallons of water a day from spring water purchased from Grove Farm. The small business fought this decision and went all the way to the State Supreme Court, the court sided with this body and said right on Kauai Planning Commission, you like every government body are the trustees of the public trust and water resources. And if anybody wants to use that water they bear the burden of first showing that none of the public trust aspects are compromised by the proposed use.

So what does the draft General Plan before you say about our water resources? Well it is a little hard to find but out of the Lihue Community Plan which is a detailed subset of the General Plan it states that we are going to need about 3 to 5 million gallons a day additional water use to feed the development in and around Lihue, Puhi, and Hanamulu areas. But apparently that is not a problem because you figure 2.2 in this plan shows the state's sustained yield estimate from the ground water in and around Lihue and that number is 35 million gallons per day, 10 times what we are going to need, no problem. But when you go to page 2.55 someone wrote "groundwater supplies were sufficient within all areas of Kauai except Lihue which supplemented its water needs with Grove Farms privately owned system." This must mean that Grove Farm drilled more wells than the County Water Department and we are just using water from their wells, plenty of groundwater. No, Grove Farm sells us water from public streams. Let me show you a few examples of where our drinking water comes from, those are in the photos that I passed around. These are diversions, old diversions that used to feed sugar irrigation systems; they now feed our drinking water systems. Water from the north fork of the Wailua all along the face of the mountains to Hanamulu stream are captured by Grove Farm and some of that water is sold back to us for our drinking water and is proposed to be used to feed the development in and around Lihue. The Planning Department is asking you to approve the expansion and purchase and use of this water per this plan. I could have sworn that I heard this somewhere before, oh yeah, the Kauai Springs case. Small business owner purchasing public water from Grove Farm; comes to the Planning Commission asking to expand that use. The Planning Commission says...

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Asquith: Planning Commission says no, not until you demonstrate no impact to the public trust. Supreme Court says good on you Planning Commission. Now the county, purchasing public water from Grove Farm comes to the Planning Commission asking can we expand this use, the Planning Commission says...Supreme Court will say...So to put this in perspective and proportional volume about 3ml's represents what Kauai Springs was asking to expand its use, 5 gallons proportional is what the county needs to fuel its development in and around Lihue.

Chair Keawe: Thank you for your testimony.

Ms. Dahilig: Ms. Goodwin would you like to take your testimony now or wait?

Ms. Goodwin: I'll wait.

Mr. Dahilig: Mr. Chair that is all that has signed up for testimony on this particular public hearing. The department at this time along with its consultants SSFM Consultants would like to make the presentation on the departmental draft. They are going to be talking a lot so I would like to not belabor the point here but other than just offer thanks on behalf of myself and my deputy to Marie and her team as well as to Cheryl and her team and Melissa at SSFM. It has been a 20 month long process up to this point just for the plan development, not counting a lot of the technical plans that were done going 2 years prior to that so this is something that has been in the works for 4 years. I think as you have heard the comments coming through there are still things that need to be ironed out and we freely accept that so part of the process today is to try to get all those items on the table so that we can actually do an analysis of this things for the Commission as you are hearing this input come in. With that I just want to offer my thanks to my staff and thanks to the consultants for being very patient and supportive throughout the whole process and with that Mr. Chair, I would like to ask if it is possible to have Marie start the presentation on behalf of the department.

Chair Keawe: We would also like to thank, on behalf of the Commission, for all the hard work that you have put in. We know that it is often times difficult and we appreciate the outreach that you have done, especially during this process and having this particular meeting. We are looking at again, accepting more input and more manao from everybody. So again, thank you from all of the Commissioners here for extremely hard work that you do. If you would like to proceed go ahead please.

Ms. Marie Williams: Aloha Commission Chair Keawe and members of the Commission. First of all thank you so much for holding this special meeting for the General Plan update and launching the public hearing today, we appreciate it, we know you volunteer your time and this is an extra day in your very busy schedules. Today we did transmit the Director's report and several exhibits as well to all of you. I believe you have a copy, it might be a pdf electronically sent to you. If you don't mind perhaps we can forego the reading of the Director's report and launch straight into the presentation we have. First of all we have a lot of thanking to do as well. We would like to take this time and on behalf of the project team we want to acknowledge those that even made this project happen in the first place and that includes our Mayor who is actually a very strong advocate for community planning. Recently he was awarded the Donald Wolbrink achievement award from the Hawaii Chapter of the American Planning Association. And we would also like to thank our county council and all the members of council from 2012 onwards who supported funding for the various stages of this plan. We would also like to Mahalo you, our Planning Commission, we have come before you several times over the past years to report on our progress and the technical studies and you helped guide us along the way, and we want to thank the many state and county agencies staff including our own Planning Department staff that participated and helped in so many different ways. And also include in that thanks the community groups, the stakeholders, and the landowners who participated. Finally and probably most importantly we would like to thank all the members of the community many of which are here, we see some new faces as well which is exciting, who participated in one way or another in this process from the man in May 2 years ago who told me he could only give me 3 minutes of his time to the people who have basically attended every single public event or CAC meeting

from the very start. This plan would not be before you, the Commission, today without the input we have received. And as we all know we started out this process truly believing that our plan is only as good as the quality and quantity of public input that we are able to obtain and put into this draft.

This presentation will cover our update process and the content of the plan. At the same time we did not want to overwhelm you with a 10 hour long presentation so we will be going over the highlights of the process and summarize the important elements of the plan. Our project team was of course led by Director Dahilig and Deputy Director Hull and it includes staff of the community planning program, Ruby Pap who is the Planning Department's Land Use Extension Agent from the UH Sea Grant was also a key participant and we hired a consultant team to assist us in this update. I would like to take this time to personally thank them for their expertise and knowledge they brought to this process. The firm we hired is SSFM International, Dr. Cheryl Soon was our project lead along with Melissa White, planner, and our sub-consultants included Opticos Designs, Charlier and Associates, SMS Research, PBR Hawaii, and UH Sea Grant. We were also very lucky to have an advisory committee assist us in this process and they were selected by the Mayor. This is another group that we owe much thanks, they participated in 17 very long meetings upwards of 4 hours each and workshops, read through hundreds of pages of technical materials and basically did an all-around fantastic job advising us, the department, on the process and content of this plan. We have several members of the advisory committee here as well; I can't see all of them, but thank you for being here and following this process.

Before we even go into the content of Kauai Kakou, our departmental draft of the General Plan update, we should first explain what the General Plan is and I know we bring this slide and this presentation to you, the Commission, often but it makes sense to understand what this plan is and what this plan is not. Basically the General Plan is the county's policy guidance for future growth and development. It provides a strategy for how we can best manage growth using the tools available to the county. Policy is implemented through other actions and other components such as community plans which we will talk about more later on, but in short it starts at the General Plan. When asked what is the General Plan of course we have to refer to the legal mandates. First of all, all counties are required by state law in Hawaii to have a General Plan. It is also a key component in our county Charter, it is a key guidance document in how our county runs, and then finally, Chapter 7 of the Kauai County Code is where the General Plan is housed. But at the same time when we began this process several years ago we did not only view it as a mandate, something we had to do, we viewed it as a great opportunity for the island and we hoped that the plan would ultimately capture the hopes and concerns of the community today, that it would confront the emerging issues and trends facing us. That it could educate the community, especially our youth, about the importance of planning in their lives, and also we wanted to get buy in and better coordinate amongst our agencies and other stakeholder partners.

The process to update this plan actually started 5 years ago in 2012 when we launched the technical studies needed to inform this plan. These included population and housing projections, a land use build out, an analysis, and infrastructure assessment. We also did an analysis on new things that weren't previously discussed in our existing General Plan and that included climate change and coastal hazards including sea level rise mapping, the issues of community health, how our built environment impacts the overall health of our people, and we also integrated the

county's important agricultural land study into the plan. At the same time there were concurrent planning projects going on that also helped create a solid base for this plan including the county's multi-modal transportation plan approved in 2013 and then 2 recent community plan updates for the Lihue Planning District and South Kauai Planning District. Both were completed in 2015.

I won't spend too much time explaining what we found from all our studies. We have actually come to the Planning Commission and done very long presentations in the past but it's worth understanding what our projected population growth is since this plan plays a key role in how the county manages growth. We are growing at approximately 1 percent a year. This is actually a slower rate of growth than we have previously experienced. In the past several years we have found that it is actually our own natural increase which is births minus death that fuel the majority of our growth. At the same time foreign migration adds to our growth numbers and to a lesser degree migration from other Hawaii counties and the mainland is a component too. But when the numbers are contrasted with the out migration of those born and raised here what we found is that planning for growth meant that it also means planning for our own children to remain on Kauai or return to Kauai and thrive. So that was a key component that we kept in our minds from the start of this process.

The public phase of this project where we actually develop the plan's policies, actions, and land use map began in 2015 and we developed a theme for this plan called Kauai Kakou. That was to acknowledge that an ambitious plan such as this one, to even be developed and move forward, it would take people coming together and understanding their role and how things can get done and how problems can be solved, and also not just the community at large but government as well and our many community groups and organizations. I will say that this is a funded project of approximately \$800,000 and we designed a 2 year process with 6 phases. Obviously we are now in the final phase where we will seek to improve the plan and get it through the Commission and county council. For the most part this project has moved forward according to schedule and on budget. I will also mention some of the project deliverables that are available online as well. Now to speak to the public process we have Marissa Valenciano, planner.

Ms. Marissa Valenciano: Good morning Chair and members of the Commission. I just wanted to reiterate what Marie said that the General Plan wouldn't have been possible without all of the community input and participation we have received throughout the planning process. When we started the public process back in the spring of 2015 it was clear that we wanted to make sure that we could reach out to as many people as possible and also provide opportunities for every voice to be heard. Over the course of about 23 months we did just that. This graph shows by summary of the numbers the reach and extent of the public process that we had and to give you some background the public process was intended to be diverse, inclusive, collaborative, but also fun. The public process was generally broken down into 3 phases; a visioning portion, a policy and land use outreach, and then finally led to the discussion draft in November 2016. In all of these phases there were opportunities, many opportunities for the public to provide feedback.

We had different types of engagement, one of which was the face to face engagement and this includes several rounds of agency meetings, we conducted community meetings in Open House Island wide. We also had about 17 CAC meetings and we also met with the majority of the

neighborhood association groups numerous times for several rounds and we met with about 30 small group meetings and organizations individually and then we also met with landowners about through about 17 meetings. To attract new participants and to provide a new forum of a way to provide comments we set out to have digital engagement so we created an Instagram account, set up a website, we conducted online surveys where we got over 1,000 participants, we sent out email blasts to our (inaudible), and we also had a Facebook page where we would, advertise events and also collect comments. One of the most exciting parts of our public outreach process was engaging the youth. We got to meet over 600 youth participants from the elementary, middle school, high school, and college levels. At the elementary school level we received over 300 art contest and asking students to draw for us what they love about their community. At the middle school level we participated in career day and were able to work with the curriculum on the importance of planning and the importance of the General Plan. At the high school we got to go to all 3 public schools on the island and we heard directly from high school students about the issues and concerns and the visions they have for their community. At the college level we got to work with students, faculty, and staff in the classroom and also during pop up events.

Finally, we wanted to highlight some of the innovative ideas for outreach. Traditionally we know that people will come to our meetings but we also found it important to make sure we have outreach ideas that go out into the community and so we had pop up where we attended, we set up our road show in pop up tents at the farm fair, the bike path, also at local farmers markets and art nights. We also had (inaudible) workshops where we rolled out the maps and allowed people to draw on it, post it note comments, and we had coffee hour talks which were just informal conversations continuing CAD meetings. And then we also set out Pokémon traps to attract youth and adults to come to our meetings. This wraps up and highlights the public process and I am going to pass it off to Lea.

Ms. Leanora Kaiaokamaile: Good morning Commission Chair and Planning Commission members, thank you again for your time this morning, for the record Lea Kaiaokamaile, Long Range Planner. Today I will be providing an overview of the vision, goals, and policies of the draft General Plan and briefly touching on the connection between these and the actions as illustrated on this slide. One of the biggest challenges of any plan process is organizing the visionary themes, desires, and concerns expressed into policies and then connecting them to actions. This model that we have here was honed over the duration of the public process. The team reviewed a variety of best management practice models from near and far, award winning plan processes, we consulted experts, our own planning consultants as well, and continuously sought input from all our planning staff and of course tested the framework with our CAC, public and agency partners.

We started with the overall vision and goals which were overwhelmingly supported by our community throughout the process. The vision and goals are supposed to be aspirational in nature. These provided the desired outcome for Kauai for the 20 year planning horizon which is 2035. Just a little side note that there are distinct goals for the 6 planning districts and these can be found in section 5 of the draft plan, Future Land Use, and are followed by specific actions for each district. On the next tier down the cross section policies articulate the path forward to meeting the community's visions and goals. A sector used here is a distinct part of a

community's economy, in this plan there are 10 starting with watershed followed by housing, transportation, economy, heritage, resources, energy and sustainability, public safety and hazard resiliency, and of course opportunity and health for all.

Actions on the bottom tier are the manner in which the policies will be implemented. Actions specifically address the policies by sector topics. Actions can be carried out through permitting and code changes, plans and studies, partnership needs especially where the county may not have authority, for instance it might be a state or federal agency, and of course projects and programs. There are also 6 policy maps within the General Plan. The land use designations maps are directly directed by the policies of the General Plan. The purpose of the land use maps are that they document the desired land use patterns for the 6 planning districts which are Waimea/Kekaha, Hanapepe/Eleele, South Kauai which goes from Kalaheo to Poipu, Lihue, East Kauai, and the North Shore. They distinguish areas appropriate for future development and identify areas to be preserved. There are also new designations this time around as listed in this slide but we will go over these in detail later on. There are also 5 other sets of maps, heritage resources, hazards, infrastructure, public facilities, and transportation. The transportation maps include transit and roadways and paths. All of these maps are meant to guide review of projects such as subdivision development or other permitting projects to be used in the preparation of our community and functional plans, to be used in preparation of rules or amendments to rules to the CZO which is the Comprehensive Zoning Ordinance, SMA or Special Management Area, etc.

There are 4 overarching goals to meeting the community's shared vision. First of all that Kauai will be a sustainable island that grows responsibly to meet the needs of current and future generations without depleting resources, that Kauai will be a unique and beautiful place inherently understanding that stewardship and protection of natural, cultural, social, and built environment assets are of value to the community. That we as a people work consciously to increase health, vitality, and community resilience by improving the natural, built, and social environment, and responding to impacts of climate change that we are already seeing. And that Kauai will be an equitable place with opportunities for all, fostering diverse and equitable communities with vibrant economies, access to jobs and housing, and a high quality of life.

The General Plan, as Marie mentioned, is the top policy or direction setting document per the county Charter. It is a policy document and these policies are really what sets the direction towards the vision. There are 20 as mentioned, these are cross sector and they hone in and describe the cross sector issues expressed during the 18 month public process. The policies direct our path forward to meeting the vision and goals. These are in no particular order as they shouldn't be because they are all equal in some way or another or should be looked at or weighed against each other. A handout was made available at the front desk and again I ask your excuse and bear with me as I read through them because this really is the most important, I think, direction setting part of the plan. (On file) We have seen through this entire process that Kauai's residents care about planning and decision making and that we must share information, encourage input, improve public processes, be responsive, and also look for ways to share the responsibility for the actions. That is about it, as mentioned the actions related these policies will be discussed in the next section. I will turn it over to Cheryl, thank you.

Ms. Cheryl Soon: Thank you Lea, greetings to all of you. I am Cheryl Soon and I work for SSFM International. I am a professional planner. I have been practicing planning for 40 years. The section that I will be covering is the sectors having to do with actions. I would like to go back to the diagram that was first introduced to you by Marie and her presentation and relate it a bit to your role as the Planning Commission. Certainly at the very top of the General Plan you are responsible by way of your county Charter for looking at and making recommendations to the council who is the ultimate adopter by ordinance of the Kauai General Plan. Implementing it then becomes community plans so that you have sub areas that you are specifically zoning in on in more detail and then the functional things such as water, transportation, waste water, etc. You come in again very strongly in the regulatory box on the left with the Comprehensive Zoning Ordinance subdivision and SMA activities. Capital Improvement Program is more in the realm of the public agencies and the county council. And then the actions which is what I will be focusing on is the, if you will, where the rubber meets the road where the action step is occurring.

The General Plan in this system is a foundational document and it helps not only you as the Planning Commission in doing your decision making but also agencies and partnerships may be formed in order to implement the vision that was presented to you by Lea. This diagram that both Marie and I have focused on is found in the document as figure 12 on page 12, so it's in the General Plan document. The 11 sectors, what are sectors? Basically subject matter areas and we have selected 11 of them. I will be presenting 10 of them, the last sector is land use and it has its own chapter, Chapter 4, and it's one that you will spend a lot of time using should this General Plan be adopted in order to make your decision making as the years move forward. The inclusion of doing action elements is actually one of the areas that we have added to the General Plan in examining best practices from around the nation as well as guidance from American Planning Association, the Smart Growth Associations, as well as the State of California puts out guidelines as to what should be in General Plans, increasingly has been moving us professional planners in the direction of not stopping with just policies and goals but moving forward into action items in our General Plans. So we have added this section into the General Plan which is not in your current General Plan.

We also found that in responding to public comments throughout the first few years of the work that there was a frustration if you will with just vision. They actually liked a lot of the vision statements and the goals that came of them, the seemed second nature. The response really came in the realm of so what is happening? What are the results and who is accountable if the results are falling short. So that was another reason that we felt for this community the inclusion of the action items would be a positive thing in the General Plan. Other types of things therefore associated with that were the implementation section is new in the General Plan and monitoring is new in this General Plan and a lot of that drives from these action items. There are subject matter areas, sectors if you will, that were not present in your previous General Plan but now are fairly standard practice and one of those is the subject matter having to do with climate change and resiliency, having to do with health, and somewhat of a refocus on the economy. In more recent examination of the economy we looked towards the effect on people, the quality of life, how do you afford to live and work here versus just to focus on economic development although they are related, it is a slightly different orientation. And we also look towards more focus in the latest best practices on sort of a special analysis and examination, for example you see number 5

on shared spaces. So I guess to repeat, some of the topics on these 11 sectors have traditionally been in General Plans and several others of them are new in this General Plan and they follow best practices. I will go into them and give you a flavor for what is in them. This is the longest chapter of the plan; it is about 140 pages long and actually has a lot of material in it. More than I have time for. The last introductory comment I wish to make is that the organization of the actions starts first with a description of kind of what is happening in the community now and that derived from a lot of the background reports as well as the outreach in the community and additional things that we received. But we organized the actions into 4 types. One, permitting actions with code changes and a lot of those will fall in your lap, for example any changes to the Comprehensive Zoning Code which are actions that are amenable to being plans and studies. Some of the things I heard this morning might well be addressed for example in the Hanapepe/Elele Community Development Plan and others may be amenable to a functional plan for water. Partnership needs, there are a number of actions that are most amenable to working with partners, perhaps they have the legislative authority and it is something we need to work with them, and then actual projects and programs. So 4 tools if you will, for implementing actions.

We started on purpose with watershed because we felt this was absolutely the most critical action area and it is divided into 4 sub-action areas. One, I am sorry is covered by the emergency device, the upper Mauka areas, the forests, the replenishment of our water supply. The second area is the aquifer stream's water body's drainage so as the water flows down from the Mauka areas, and then the Makai and lower reaches. We have added into this area invasive species because of the impact that they can have on any one of the 3 regimes in the water sheds. The action items have been organized according to those sub-areas and the action items in forest in the Mauka areas heavily fall in the area of partnerships because that is an area that is specifically under the responsibility of the State DLNR, in particular, although there are responsibilities for all of us. But to make sure that we have county watershed tasks force working as partnerships and liaisons to others. In the key action areas for aquifer streams and waters we are looking for some code actions that could allow green infrastructure for drainage as one very important action items. And to make sure that each of the community plans include protective actions for the water bodies located in that geographic area and to support volunteer environmental groups and organizations who are helping to protect the watersheds.

The key actions in the shorelines and the coastal waters are very much a county responsibility working with the state regarding coral reefs to make sure there is no runoff going into the coral reefs from development and that we can restore areas that are currently being compromised. As well issues having to do with public access, open space, natural resources, again supporting the implementation of community based subsistence based management activities. In the area of threatened and endangered species we looked for addressing the development impact from threatened and endangered species which actually help protect our resources in the ecosystem and supporting efforts to complete habitat conservation plans so again, moving back to the 4 types of actions for each area.

The next area, and again, this was chosen to be highlighted early on, is the area of housing. Over and over again we heard from the community about the impact of housing and the other effects of not being able to be housed in the way they are choosing, people having to double up, people

being on the threshold of not having housing or moving past that threshold. So we look at a large number of sub-areas in this action area, those having to do with affordable housing, infill housing, new communities, housing for agricultural workers, Hawaiian homesteads, elderly and assisted living, houseless, and the impact of resort uses on the housing stock and the way it is used. I am not going to read all the key actions under these but we have selected a sample of the many that were discussed in the plan, there is just a huge subject area to be moving forward with on this island and I think you heard that in a lot of the testimonies this morning as well.

The area of land transportation is a traditional element of a General Plan but we look at it in particular the relationship between land use and transportation. We have looked very much towards a compacted land use system that would in some cases reduce the amount of travel necessary and in other cases might shift it from having to be in an automobile to being amenable to being on a bus, a walking trip perhaps or a bicycle trip. So there are a number of key actions that would be needed. I will not belabor this one only because the multi-modal plan spells it out in great detail and that was used as our guide post going into the development of the General Plan and was to incorporate many of the ideas, the principles, and the goals that had been previously laid out in the multi-modal plan and adopted by the county council. There are issues having to do with certain roads and road design standards supporting completion of the actions that were laid out by the Kapa'a Transportation Solutions Report coming up with a short range transit plan for the island and how the service can be expanded both in where it goes as well as frequency and providing amenities to the transit system, things sometimes as simple as putting in lighting when people have to wait for the bus early in the morning, benches, and schedule information. Making sure in the pedestrian realm that we continue the excellent program and work going on for Safe Routes to School so more children can walk to school than currently are and making sure that the pedestrian projects that have been identified in the community plans can move into fruition. And considering and putting into effect a Safe Routes to Parks Program kind of modeled on the Safe Routes to School Program. The bicycle program recommendations are for an island wide network to implement a program possibly for bike share where bikes are left on the sidewalk for someone to pick up who is a member of the program and ride to another location. And then the excellent continuation of the excellent Shared Use Path Program that is currently underway extending it East Side, West Side, and South Side.

The area of critical infrastructure as Lea had mentioned was extensively debated in our meetings both with the CAC and out in the public. The issues of giving water, potable water, to domestic uses, making sure that the goals for infill housing are possible because there is enough water for them to be built, very important issues to do with rainwater catchment and grey water recycling, expanding the waste water systems to all communities and creating new regional waste water treatment solutions for South Kauai and Kilauea and other areas that have an abundance of cesspools that are no longer allowed. And then continuing the goals reducing the volume of solid waste and there is a long list of items and programs towards these key action items. Shared spaces is somewhat of a new umbrella term but it covers what occurs in town and village centers, what happens at parks, what happens in the linear parks and trail system, what happens in state parks and what happens in privately owned recreation spaces, golf courses for example, looking to make sure that the resources that are shared spaces are built and maintained, that there are playgrounds and green spaces at all levels of income in order to give youth a healthy place to

play, proving more opportunities for disabled and elderly to use the parks and ensuring that any new large residential development that is built creates a range of civic spaces and parks.

The economy, we had 3 sub-sectors that we discussed here, tourism as you might imagine engaged a lot of discussion as to whether or not we were at our peak, whether or not we could sustain having any increase in the visitor industry, and was this the time in which we needed to essentially draw a line. And we did in the plan basically saying to revitalize rather than expand, do not expand visitor destination areas or provide for new resort areas, that we anticipated to be the most controversial thing that we were saying because it has so many ramifications. To develop alternate transportation options for visitors so that they were all just using a rental car, that they were perhaps using a transit vehicle or bicycle, and to promote sustainable tourism and cultural exchange. In the area of agriculture which also had a fair share of discussion time devoted to it is protecting agricultural lands from being converted to other uses through the IAL system and other regulations and code changes, to protect and restore the irrigation systems that are becoming older and less usable and to incentivize and provide assistance to farmers for diversified agriculture and locally grown food products.

Looking at small business we had a couple of excellent sessions with people who are running their own home based cottage industries and it may be in the area of fashion, food, there are a large number of economic clusters that really might be just 1 or 2 people working in them and they are becoming increasingly important staple in the economy on Kauai. So lessen some of the restrictions regarding home based business, to support and invest in incubators and facilities where the creative industries can meet up with each other and share their resources and their creativity. And then to leverage some of the Kauai made products through the tourism industry and markets. I did hear the comment this morning and took to heart the objection to the use of the word heritage. What we were looking at here is both buildings and structures and sites and resources and land marks and scenic resources so I think we have a lot of the same objectives in mind but there may be some issues regarding the use of terminology and statement, description of how we were stating these things but we will go back and look at some of the wording and see if that needs changing. To preserve and restore sites when necessary, to preserve customary access to sites, of course there is court case law regarding that which you are well familiar with. To create natural and landscaped buffers between certain sites and their adjacent users and to promote partnerships that will not only preserve but also raise awareness about the importance of sites.

In the sector Opportunity and Health for All, I guess will just for a moment remind you, the presentation just before me by Lea when she went through the 20 policies and they each had little icons, what happens in the sectors is sometimes you would have multiple icons so these actions may be addressing multiple policies from the General Plan. This one having to do with opportunity and health, we look at social equity, access to education and training, and community health looking at opportunities where the county can help prioritize its programs in those areas, establishing ratios for different categories of housing, workforce housing, elderly/disabled would need additional analysis than we were able to do in the General Plan timing, and to deepen our relationships with the Kauai Community College on Workforce Development. And that is so critical to be able to give a quality of life here for people to be able to live here, work here, and by their goods here. In the health services one of the early items that

was contracted by the county looked at the health of the county as a whole, community health, to do an impact assessment so we are looking at how the land use code can support healthy community design and how to increase access to healthy foods and work with the fast food restaurants to offer healthier options. This touches on some of the testifiers that I heard earlier in the meeting and the importance of food sustainability to us. We connect that also health.

Energy sustainability, supporting the goals for having a 50 percent renewable energy by the year 2023, just 6 years from now, and reduce the greenhouse gas emissions by 80 percent by the year 2050 by the use of renewable technologies, conservation, and efficiency. A goal by the way that is a state wide goal as well although Kauai is the farthest along of any of the islands in reaching these goals. We look towards accelerating the transition of alternate fuels in the transportation sector as another method. The next area has to do with public safety and hazard resiliency so the traditional areas of police, fire, and emergency services have not expanded to include hazard resiliency and preparedness for weather and other disasters that could hit our shores as well as global warming and climate change adaptation. I am sorry that Ruby was unable to be here, she was prepared to give you a lengthier presentation and I think that will probably have to be rescheduled because she is out sick, on climate change adaptation and all the work we have put into that in the plan.

To summarize, there is a matrix of how on the top the 4 goals, the sustainability goal, stewardship goal, health and resilience goal and the opportunity goal, and then the 11th sector area is down on the column on the left side and then the detail samples of the summary of some of the actions that fit within them. There is a much longer appendix H which summarizes all of these but this summary chart is very useful and it ends my presentation. I will turn this over to Melissa regarding land use.

Mr. Dahilig: This may be a good time to take caption break.

Commission recessed at 11:25 a.m.

Meeting called back to order at 11:37 a.m.

Mr. Dahilig: Before we get into the land use portion I just wanted to remind everybody that is you have not testified yet to please sign up because I will only be calling names that are signed up on the testifying list and that is here with Lea just be sure that everybody has an equal and fair opportunity to testify if they would like to. Our intention here is to go through the future land use portion of the presentation and at that point we will go right back into public testimony. The intention and the recommendation from the Planning Department is to keep the public hearing open so we are not asking for any action today on this, rather it is meant to have everybody drop the input on the table so the Commission is hearing everything and get everything on the table so we can start those discussions on how to refine the draft. Again a reminder if have not had an opportunity to sign up for testimony please sign up, we will be calling it immediately after the conclusion of this presentation.

Ms. Melissa White: Aloha Commissioners my name is Melissa White. I am a Senior Planner with SSFM International, the lead consultant on the project. It has been a real pleasure working

on this project and before this to have been involved in the Lihue Community Plan update process. I will be going over the future land use section of the plan which is in Chapter 4 and as has been mentioned this is a very important and lengthy chapter. I will do my best to provide an overview and will direct you to the actual content in the chapter where things get very detailed. The chapter includes an explanation of the county's land use policy as well as the process for updating the land use maps. It also includes an overview of each planning district, the land use changes that were made, as well as preliminary visions and direction for the community planning processes for each of these districts.

I will start off with the county's land use policy. As we have heard from the speakers today the county is moving toward a directed growth policy and they are taking steps to ensure that future growth is directed to existing communities or areas immediately adjacent to them. They are putting in place policies that encourage mixed use development and infill over extending community boundaries and this approach is directly supportive of the General Plan policies that call for managing growth to preserve rural character. To provide local housing and a range of affordable housing types, to make strategic infrastructure investments so that infrastructure is not extended to areas beyond existing communities, to design healthy and complete neighborhoods that are vibrant where people can meet each other on the street and interact, and to help business thrive through promoting vibrant town centers. The directed growth policy is enacted partly through the population and housing projections and the population and housing projections show that Lihue is expected to absorb most of the future growth. This is partly a factor of just natural trends but it is also a policy decision where Lihue is the main job center of the island and it is a natural area for the concentration of affordable housing where people can work close to where they live. South Kauai and East Kauai are the next highest areas to absorb growth and there is a conscious decision to limit growth north of the Wailua Bridge as much as possible with the North Shore experiencing very little growth. The West Side, Waimea, Kekaha, and Hanapepe/Elele collectively have about 10 percent of the future growth allocated.

The land use map update approach was extensive and included technical approaches as well as public input. This is kind of an overview of what we did and what we consulted. I won't go through everything but basically we started with the population allocations and buildout projections contained in the technical studies, we looked at what was already entitled and we talked to the landowners about their immediate plans within the General Plan horizon. The recently completed South Kauai and Lihue Community Plan included land use maps and areas of change so we were able to consult and incorporate them in a way that was consistent with the island wide land use designations. We applied place types and looked at the neighborhood center boundaries in the districts that had not recently had a community planning effort and this was building upon the place typing approach that was adopted in the Lihue and South Kauai Community Plans. We developed hazard maps and infrastructure maps and overlaid those upon the proposed land use maps to identify areas where development may be appropriate or may not be appropriate. We applied central and neighborhood general designations which are new designations to areas identified for growth and that includes existing communities in accordance with the directed growth policy and areas that were identified for growth in the Lihue and South Kauai Community Plans. We also updated and applied General Plan land use designations for areas outside of those designated central and general areas so the land use designations in the 2000 General Plan have been updated.

Just to start with the place types, in the General Plan there was a category called Town Centers and each of the existing towns had a town center boundary. We used that as the basis to identify the existing settlements on the island and then we talked to the communities about what form and character is appropriate for them going into the future. So the place type map is based on the results of that outreach and as I mentioned it did take place as part of the Lihue Community Plan and South Kauai Plan as well. Within Kauai there are 4 place types identified, the large town place type is reserved for Lihue which is an urbanized area with more than 4 neighborhoods. Most of the other existing communities that are sizable are in the small town category. There is a number of villages that are more small main street with surrounding residential that pretty quickly transitions into agriculture natural areas and then there is a number of cross roads which are just a couple of locally serving retail uses in a largely rural context.

Coming to the land use map, this is the island wide view, as Lea previewed before there is a version for each district. We reviewed and updated the land use designations shown on the land use map and there are 12 on the current General Plan land use map, natural, agriculture, homesteads, neighborhood center and general, residential community, urban center, industrial, transportation, military, university, parks and recreation, and golf courses. These are intended to depict the generally desired land use patterns into the future they are not specific to parcel boundaries. They are a guide for future land use. There are some updates to these designations since the 2000 General Plan, in the agriculture designation this update distinguishes between those lands designated as important agricultural lands and non IAL lands, for the first time. The natural designation replaces the open designation from the 2000 General Plan and it distinguishes it further to apply only to undeveloped areas. So these are areas that are not suitable for development or have limited development capacity due to a variety of factors. Urban center is now limited only to Lihue district and it applies to urbanized areas that accommodate intense urban uses. Lihue district also adopted an urban growth boundary through their community plan process. This has the function of delineating the areas appropriate for urban growth.

The neighborhood center and general designations are new and those are intended to enact the directed growth policy by identifying the existing and in a couple of cases new centers that are appropriate for mixed use and urban walkable dense development. The neighborhood general is applied to areas within a quarter mile or 5 minute walk from neighborhood centers. The resort designation in accordance with the policy not to grow resort inventory, no new resort areas were added and it was either removed or reduced in certain unentitled areas where there was little community support for resort expansion such as Nukolii. Further restrictions are required in remaining areas without entitlements which Cheryl explained in the actions for the economy sector. Homestead is a new designation that is not intended as a growth tool it simply acknowledges existing rural residential areas that exist in Kalaheo, Wailua, and Kapa'a. Residential communities similarly is no longer intended to be used as a growth tool, it acknowledges existing residential communities more than a quarter mile from existing centers as well as planned and entitled developments. Parks and golf course, the definition of parks is unchanged although golf courses are now broken out and military, industrial, and transportation are the same definitions as they were in the last General Plan. The university zone is not on here and that is another unique designation that was added to this General Plan and it applies on to KCC at this point.

In order to implement the land use maps as the main tool for spacial policy in the General Plan permitting actions and code changes are required. The zoning programs needs to be implemented that comprehensively redistricts and rezones lands in a way that is consistent with the future land use map as well as the updated community plans. We need to build upon the place types in future community plans as a way of delineating areas for appropriate growth and we need to look at how to update zoning and development standards to be place based. Lihue and South Kauai have set the groundwork for how that could be accomplished. Support state land use boundary petitions for a new urban district consistent with the future land use map. Finally, under plans and studies, use the community planning process to update and refine the future land use maps as needed. How the land use maps are used by the Planning Commission and other parties is it identifies existing developed areas and lands that are appropriate for future development, on the other hand it identifies areas that should be retained in a natural or undeveloped state. It guides preparation of community plans and it drives the preparation or revision of land use ordinances and rules such as the CZO, the zoning maps, the Special Management Area, and the subdivision ordinance. This plan and the land use maps will be consulted any time projects are undertaken with state or county lands or funds, the will be a guide in the review of subdivision and permit applications because it is required that these types of proposals be consistent with the land use patterns and policies shown in the General Plan. On their own they cannot be used to prohibit a land use that is allowed by the CZO or by permit however.

That part describes the land use map updating approach and the designations and then this part of the presentation explains how we applied these policies to each planning district and how we looked at updating the vision and guidance for each planning district. Much as we did with the land use maps we used our technical studies, the 2000 General Plan, and a bunch of information that we collected from existing data as a reference. We then factored in a huge amount of community input that was gathered through place typing workshops as well as CAC workshops and community events to look at what should the vision be, the preliminary vision or each of these communities that can be refined and built upon through the community planning process. What is the place type, the degree of change, and the town center of each of these places. Then we looked at developing community vision statements, policy opportunities and priorities for consideration in the community planning process, and land use map changes. These will feed into the types of plans that come next, community plans, functional plans, and regulatory changes.

The community vision workshops that we undertook were in the planning districts that had not recently undergone a community plan, East Kauai, North Shore, Hanapepe/Eleele, and Waimea/Kekaha. We did walking tours and presentations where we confirmed the boundaries or in some cases altered the boundaries of the town center and now call neighborhood center. We identified the degree of change in that community to 2035, developed the preliminary vision statements, and identified other specific ideas and priorities. What people told us about how they saw the community's character, skill, and form now and in the future fed into what place type was assigned to that community. The amount in which that community saw its self-growing and evolving was its degree of change and the core areas that constitute the community identity and

that seem to be the priority for revitalization are the town centers or neighborhood centers and walk sheds which are the neighborhood general designation.

I am going to go briefly through the land use maps for each district and I am going to call attention to some of the major land use map changes that have been proposed in this General Plan. In Waimea/Kekaha there were 2 areas west of Waimea Town that were changed from residential community to agriculture, they were not adjacent to the existing town center and so input suggested they should be removed from development consideration. Sixty acres of resort, it was changed to conditional resort to allow for the community planning process to determine the appropriateness, scale, and extent for that development. Initially we had removed it and reverted to agriculture when the public review draft came out and significant community input led us to allow for provisional designation to be further vetted through the community process. In Hanapepe and Eleele the neighborhood center in general designation were added to Port Allen and Hanapepe in a way that was consistent with DHHL, Hawaiian Homelands plans as well as to connect the Lima Ola proposed affordable housing development, Port Allen. We designated the Lima Ola area to residential to accommodate that and we applied new neighborhood center and general areas to Port Allen to acknowledge its role as an existing and future center. Finally, there was a lot of input in the West Side communities in general that existing mill sites had potential to be either industrial areas or to be redeveloped for commercial so we changed that designation to industrial.

In South Kauai we basically imported the designations from the South Kauai Community Plan. There is a new neighborhood center at the Poipu mixed use gateway, these new neighborhood center and general designations were applied to Koloa and Kalaheo as other existing centers and we removed residential community from 60 acres in one area. In Lihue we identified a number of new neighborhood centers within the urban fabric of Lihue, the town core Mauka of Puhi. These are all consistent with the existing and proposed growth areas identified in the Lihue Community Plan. The urban center designation was applied to basically the fabric that connects each of these centers to acknowledge that it should be filled in with urban development as well. Residential community was removed from areas along Kipu Road. East Kauai, major land use map changes, so the urban center designation around Kapa'a Middle School was changed to agriculture. We heard about this earlier, this is the site of the Hokua Place development that has been proposed. Once again to be consistent with the new neighborhood center designations we removed the urban center designation and replaced it with neighborhood center or general as appropriate. The portion of the area behind Coco Palms in the flood zone was changed from resort to natural to acknowledge the hazards that exist in that area. And to acknowledge the Department of Hawaiian Homeland's proposals for Anahola we updated the designations to create a new neighborhood center at Anahola Town Center and acknowledged a small existing center at the post office. We also in response to community input designated a new neighborhood center at Kaphi and adjacent areas where there are already some existing uses that could be built upon.

In the North Shore we applied neighborhood center and general designations to Hanalei and Kilauea. Input suggested that there was strong support for expanding the Kilauea Town Center and that has been articulated in previous plans. The residential community designations Mauka of the highway near the Princeville Airport have been changed to transportation so the residential

community designation was removed. Other parts of that were changed to agriculture. Finally, the resort designation Makai of the highway in the next phase of the Princeville development was limited by policy as explained earlier in the presentation through a time limit for that development to proceed. And that is all I have for you, thank you very much.

Ms. Marie Williams: Thank you Melissa, we are almost done I promise, moving on to a very important part of the plan, implementation, which is found in Chapter 3. First of all implementation is something we had at the forefront of our minds the entire planning process. We heard loud and clear from the community and in fact many agencies as well that the existing General Plan though a wonderful plan, very strong policy it did set, that implementation actions were just not reported upon in a manner where people understood what progress was being made or progress was not being made. Every effort was made through this process to bring implementation and actions and education about how this plan is implemented into the draft before you. As a result you have what Cheryl explained in Chapter 2, as you can see it is set up by sectors and sub-sections which show how the policy is moved forward through actions. Again think of the 3 tools that are available as a county, we have the permitting and code changes, those are implemented when development proposals are reviewed before this Commission or the State Land Use Commission and it can also inform future zoning code amendments as well.

Second, we have partnership needs and this acknowledges that the jurisdiction for many of the solutions that we are seeking in this plan do not necessarily lie with us, the county, that we do need to do a better job coordinating and reaching out to the state, with the federal government if need be, and also draw on the wealth of capacity we have on island with our community groups, our neighborhood associations, and other nonprofits as well that we all have to take a role in moving the plan forward. Then of course we have programs, plans, and studies, for example as we have heard many are concerned about they have a desire for more specific updated community planning for their towns, we still have 4 development plans that are close to 40 years old. And so this plan will be implemented through that specific planning work as well. And then finally of course projects. Not only does this plan include specific projects and I am speaking about capital projects of island wide importance but also provide guidance for how future projects should be selected and/or designed as well.

All of the actions are summarized in appendix H of the General Plan. We have an action matrix that not only shows policy conformance but also who the lead agency is that basically assigns who is responsible for this action and we have it all in one place. Finally, for the first time ever this plan does include a provision for reporting on performance, on the impact of this plan and what happens with this plan is actually contributing to what is going on, on the ground, or what this also does is it helps us keep track of what is going on, on the ground, that is out of our control but might need to result in changes to the plan. And so Chapter 3 includes performance measures for both the goals and vision and also for every single policy as well, process measures, and measuring outcomes. What we are proposing is also creating an online dash board where we can update what progress is made in real time in a way that is accessible to anyone. For the more comprehensive evaluation we are proposing the creation of a Kakou committee that would be comprised of those stakeholders that have a role in moving forward actions to come together

every 2 years to evaluate and report on the progress they are making and also assess is this plan in fact taking us further to our goals and the vision.

We have definitely heard a lot of concern about or worry that this plan is, once it's approved, locked in time for the next 20 years and that is not necessarily true. This is a living document, we don't have to change any law for this to occur it is actually set up so the county at any time may in fact propose to the Commission and then take to council amendments to the text or the map or any other provision of the General Plan. And of course as you know any private landowner can submit an amendment to the General Plan land use map 4 times a year as well so there are amendments to the plan that goes on. We anticipate that through a more comprehensive evaluation process that that will provide the feedback loop so this plan can respond to what is going on and it can also help us change course if need be. With that I would just like to wrap up the presentation and quickly summarize that the document before you represents a process lasting several years and is the outcome of many hundreds of hours of outreach and thousands of comments. We sought to be innovative and inclusive in our outreach, the organization of the plan and the content of this plan. At the same time we realize and respect that there is a range of opinions on Kauai on just about everything and as a result no one person will agree or embrace every single recommendation in the plan. In some cases hard choices were made and others we sought the middle ground. We also acknowledge that no plan or planning process is perfect and we look forward to the public's recommendations and the Commission's decision on how this plan can be improved upon, thank you.

Mr. Dahilig: Mr. Chair at this time if we could proceed with those that have chosen to testify after the presentation, John Moore.

Mr. John Moore: Aloha, my name is John Moore. I am the Director of the Hawaiian Sustainability Foundation. I have been writing policy for the last 25 years. Today I am here to represent the Kauai Community Coalition which was born out of the neighborhood associations. Six months ago we brought all the neighborhood associations together and 40 of the leaders of the neighborhood associations decided to work together with the county to try to come up with a more comprehensive vision for the General Plan. There were 13 sector groups that divided it up with the different topics and they all met separately and then we would also come back together to integrate those policies. For example one of the groups that I was part of, the vision committee which had a dozen people on it, we met 9 times in the month after the departmental draft came out and each meeting went from 3 to 5 hours. So you can tell that a lot of brilliant minds went into working together with what the Planning Department had already created and we came up with our own set of suggestions. As you have already heard and you will continue to hear many of the people from the neighborhood associations will be continuing to give you the suggestions that we have come up with.

What we concluded was that the departmental draft is a collection of nice ideas, of good ideas. It has good research, it has good outreach to the community but it is not a plan. A plan means you decide on a specific direction and once you have decided on a very specific direction then you set policies to get to that one direction. What we have now is most of the work has been done in terms of all the action steps and good ideas but we haven't a definitive direction in a plan and so that is what we worked on and we want to continue to work with the county. We ask the

Planning Commission to put a pause on going forward with the departmental draft so that all of us can sit together and define what it is we want for 2035 on Kauai. What is it that our grandchildren will have? And once we come up with a definitive direction then we can measure if our policies and actions are making progress towards that defined goal. So we would ask you to work together with the community and the Planning Department. We want the Planning Department to have more authority in helping us define the future of Kauai, thank you.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Ann Walton.

Ms. Ann Walton: Aloha Planning Commissioners, my name is Ann Walton. I have for over 20 years worked on policy and planning in natural resource management and watched this process closely and been engaged for quite some time now. As a representative of the Kauai Community Coalition I would like to commend the Planning Department staff on developing a plan that represents great strides since the 2000 update. I know what you have been through, I have been through it many times myself and I appreciate all the hard work and dedication to this process. We also recognize the critical foundational pieces that typically bookend any types of planning documents are missing from or inadequate in the departmental draft. Specifically there has been no commitment to 1) the model or framework as John mentioned for the plan, 2) binding policies, 3) milestones for measuring progress, 4) measurable targets to be achieved by 2035, and 5) a robust monitoring and evaluation plan that focuses on measuring results.

To better understand the importance of the foundational pieces an analogy that mirrors what it takes to build a sound General Plan is that of building a house. The first decision in building a house is to determine what model best serves the builder's needs. A mansion with high building and maintenance costs, LEED certified greenhouse that may require significant up front investments but pays off and is more sustainable over the long run, or a beach shack that is inexpensive to construct and maintain but wants to rot the next Iniki. We have yet to identify the model the General Plan is working under that is best suited to Kauai such as a green growth plan, Ahupua'a, or even a climate smart model. After selecting the model comes the blue print which addresses the basic infrastructure of the house determining where to place the walls, plumbing, electrical, etc., all in an integrated fashion. The blue print should reflect the intention of the model whether a mansion, a LEED certified house or a beach shack or in our case, a green growth Ahupua'a, climate smart or other kind of model that this plan seeks to be. Then the foundation is poured and that is where the commitment is made to build according to the model. Our foundation is represented by a complete and agreed upon final General Plan. The house is framed and inspected to meet the established standards, the plumbing is inspected, the electrical is inspected. The house is not inspected for the wall paper, the light fixtures or the door knobs, but rather for the soundness of the foundational components. A house is not just inspected after it is completed but rather along every step of the construction process and likewise a General Plan requires regular monitoring and evaluation preferably every 6 months. We don't have a model or blue print for the new General Plan. In order to strengthen these critical foundational pieces that ensures the General Plan directs us towards the future that we collectively desire we recommend that 1) the Planning Commission pushes the pause button, 2) the Planning Department goes back and strengthens the foundational components of the plan...

Mr. Dahilig: Three minutes Mr. Chair.

Chair Keawe: Go ahead, wrap it up.

Ms. Walton: And 3) the Planning Department streamlines the plan by selecting and prioritizing these actions that help us build the model we want, 4) the Planning Department builds a monitoring and evaluation plan that recognizes the importance of accountability and the need to achieve results. Whole countries, islands, states, counties, and communities have dared to push the pause button, identify a new model and make the commitment. If we all do this together it will happen. We can either apply duck-tape to this old house patching up the holes or build a new more sustainable model for our remote island community as a legacy to the generations who will follow us just as others have chosen to do around the world, Mahalo for your courage to do the right thing.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Sharon Goodwin.

Ms. Sharon Goodwin: Good afternoon Commissioners, Chair, and other Commissioners and other staff and the audience. My name is Sharon Goodwin and I am part of the Kauai Community Coalition and I live in Wailua Homesteads. First of all thank you Planning Department for your good work, you have many, many good ideas in the plan but what I particularly found missing were these 2 words, the public trust. The plan states that 3 to 5 million gallons of water will be required to support the development near Lihue and all of this water will be coming from our streams. I humbly request that the Commission return the draft to Planning so that the words public trust and their concepts can be imbedded in the plan. One thing that needs to happen with the water that is required is under the public trust water required for that growth must first be allocated to that public trust. And then as the applicant, the Planning Department, must demonstrate that there is no reasonable alternative water source before approving the development that will depend upon our stream water. Planning must then assure that there is no impact to the streams and stream users before that water is allocated to the development. Public trust purposes have priority over private commercial uses which do not enjoy the same protection and I take quote from page 8 of Sproat's book, Ola I Kawai, A Legal Primer. The Hawaii Supreme Court ruling in April 2014 in the Kauai Springs vs. Kauai Planning Commission states that the public trust creates an affirmative duty of the state and its political subdivision to take that public trust into account in the planning and allocation of water resources and to protect public trust uses whenever feasible. Please Commissioners, follow your duties as public water trustees following the guidelines of the court and let's make sure...

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Goodwin: That we do this in the pono way. I humbly request this. Thank you very much.

Mr. Dahilig: Carl Imparato.

Mr. Imparato: Aloha Commissioners my name is Carl Imparato and I am speaking on behalf of the Hanalei to Haena Community Association and the Tourism Working Group of the Kauai Community Coalition. We all know that tourism is the life blood of Kauai's economy but it is also true that the greatest threat to Kauai's character, communities, and quality of life is too much tourism. In 2008 Kauai's residents voted by a 2-1 margin to slow the expansion of tourism but since then county government has nothing to slow the tide, it encourages more and more. So here we are 8 years later, the draft General Plan does not acknowledge the tremendous amount of future tourism growth that imperils Kauai. The draft cooks the books and sweeps growth problems under the rug by assuming that for the next 20 years the tourism growth rate will plummet to less than one tenth of the growth rate of the past 5 years. And if you saw this morning's Garden Island they talked about the 2016 growth rate is close to 3 percent, that the average daily visitor count will exceed the plan's 2035 estimate 2 years from now in 2018.

There is a really big problem and it's not being acknowledged. There is no consideration given to what level of tourism growth will not impede Kauai's infrastructure, undermine the character of our communities, or degrade resident's quality of life. There are no policies or actions to try to keep tourism growth below that level or for what to do if and when growth exceeds the unrealistically low level projected in the plan. There is absolutely no attempt to manage the amount of tourism growth. Instead of providing policies to limit tourism to a manageable appropriate level it is business as usual; facilitate as much tourism growth as the outside world creates. This situation is particularly bad for Hanalei through Haena where residents are already far outnumbered by tourists, tourist traffic already overwhelms the roads, the bridges, and the parking capacity of the area. Expanding tourist activities are crowding residents out of parks and beaches and the safe evacuation of the tsunami zone is no longer possible due to the large and ever increasing number of tourists and tourist activities. The plan is also deficient in terms of public safety. It proposes that development incentives apply even in tsunami evacuation zones and it refuses to give priority to traffic calming and local safety in our neighborhood.

Finally, the plan does not acknowledge that local community's concerns and visions should be paramount on issues from community development and character to bike paths that would impact the taro loi, to protection of important view planes. There is a critical need to restore balance on Kauai but this draft of the General Plan does not do that. In our group's written comments we proposed close to 2 dozen policies and actions to restore that balance, to manage growth...

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Imparato: To protect the character of Kauai's communities, increase public safety, protect the quality of life, and respect community's desires. So I urge the Commissioners to read these comments and to direct changes to the draft General Plan and I thank you very much for your time.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Felicia Cowden.

Ms. Felicia Cowden: Felicia Cowden for the record. I was involved in the last round of the General Plan update. We didn't have a consultant then so I had a lot of experience with what did happen. I have been participating as a citizen throughout much of this. I do want to commend the Planning Department for how much outreach they have attempted to do. They have done a very good and responsible job. The community hasn't been responsible enough to show up. I do think that is part of the challenge that is here. I want to speak primarily to agriculture but I have a few other comments I just can't help but make. One of the things that I saw in the last General Plan is for the most part the North Shore was able to achieve its lowered growth elements and we replaced a lot of our population. The element that I saw evaporate the most, which was the most to me critical community which is our Hawaiian community, and we need to be very careful to not allow that to happen.

Now I am going to go to farming because that is what I am really in to. The quadrant that I live in which is the north east area we have a lot of local food production which is diversified agriculture and it is not mechanized agriculture. What is real essential with that is hands on the farm. Certainly having equipment is good but it really takes a lot of people to do the work and there is both the need and the desire for people to live on those farms. I am not putting down that a lot of them are sort of estates maybe that people don't even live in and I know that the county makes a lot of tax revenue on that but one person isn't interchangeable with the next and there is a whole generation of people that are going to be displaced from this island because they aren't economically aggressive. What they are is really passionate about the food, really passionate about the land, really passionate about caring for the land. And when I look in the plan and it talks about agricultural housing, the farm worker housing that we do have available right now is not adequate. It is not something that is realistic for it to be built. I think 2 houses have been, one isn't even completed yet, have been built since that has been put together. Those are both for people who actually own the farms; we need something closer to what they used to have in the plantation time. We had someone earlier talking about tiny houses, that is kind of really what is appropriate and the people who are so connected with the land that is what their life is about, they are alright to be in simple housing. I think that when we allow for healthy farming and a lot of food production it creates resilience for Kauai and so we need to be able to prioritize people...

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Cowden: Who want to create food, I could talk for hours but that is enough, thank you so much. You will hear me later.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: If we could take a quick pause to switch the tape out at this point because the next testimony may take longer.

Chair Keawe: Let's continue.

Mr. Allan Rachap: Thank you, my name is Allan Rachap, I am a resident of the South Shore of Kauai. I have lived there for 17 years. I am a retired financial consultant and I welcome the opportunity to speak to the members of the Planning Commission. I have a recommendation that

in spite of all the hard work and effort that went into this plan and the many good features of it, I think it needs to be rejected by you and sent back to the Planning Department because of their failure to give consideration to the implications of an economic event that could have as serious a consequence to this whole island as Hurricane Iniki. I am talking about what would happen if an industrial dairy were to be put into operation on the South Shore of Kauai in Mahaulepu as is now planned? There are very credible highly credentialed experts who have studied the matter and come to the conclusion that from an economic perspective it would be a disaster on the most important element of the Kauai economy and that is the visitor industry. We are talking about an operation that is just a couple of miles up wind of the largest most important visitor destination. The job loss would be tremendous. How can you spend all this time thinking about workforce housing when hundreds of workers could lose their jobs according to these experts and the entire real estate tax base which funds everybody on this diocese would be decimated by reductions in real estate values according to these experts.

I have expressed my concerns to the planners at both the South Kauai Plan sessions and in the General Plan sessions and they don't want to look at it. They don't want to look at the 800 pound gorilla that is in the room and I think you Commissioners need to remand this plan back to the Planning Department to consider the potential implications of what would happen if that industrial dairy is allowed to operate in the Mahaulepu Valley and what are the effects on the economy and what are the effects on the water resources. If the visitor industry is crippled as it according to these experts will be...

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Rachap: Is not going to really make much of a difference. So I think you need to have them study it.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Gabriella Taylor. Next is Tom Shigemoto.

Ms. Gabriella Taylor: Aloha, my name is Gabriella Taylor. I have been a resident of Kauai for 43 years, happily a resident of Kauai for 43 years except I am getting concerned now because of the direction that certain important things are going. I have testified earlier on into this process and I am part of the Kauai Community Coalition. I am presenting the problems, this is called Shared Spaces in the sectors, I am presenting problems and solutions that are intended to keep our beach parks pristine and ecologically viable. Our sector requests that these comments be included in the General Plan. There is much more information about this sector but I have chosen to do this because of the time constraint. You will see that through these things that I am reading the most important aspect of it seems to be regulation, enforcement, and monitoring of what we want to see because many of these that have laws that are just not enforced and the monitoring is essential as Ann suggested, every 6 months.

Degradation of marine ecosystem includes the beaches, reefs, marine life, and water quality. Number 1) runoff from pesticides and fertilizers, oxybenzones, sunscreen, and walking on reefs needs to be regulated and enforced. Coral reefs are dying along our coast, beaches are receding

through climate change that must be addressed as ocean temperatures rise and beaches recede. Number 2) beach parks are overcrowded to the point that insufficient parking at Ke'e Beach has resulted in shuttling, will this happen to our other beaches? Tourism has a huge impact; growth of that segment which is actually 30 percent of our total population on the island on any day should be regulated. We ask that a moratorium on future permits for resorts and timeshares be instituted, 3) vehicles park and drive on our beaches, it is unsafe for beach goers as well as a source of pollution and noise. Prohibit all vehicles from the beach and enforce it. Unleashed dogs are running around the beaches disrupting people and soiling sand, enforce the leash law, 5) recycle bins and trash cans are missing at beach parks, an example would be Kealia which I go to every day.

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Taylor: Creative educational signage is needed to remind people not to litter, to recycle, and not to remove the safety tubes which are there to save people from drowning. Education is important for the keiki, get education about marine and respecting nature into the public schools.

Chair Keawe: Can you wrap up your testimony?

Ms. Taylor: The last thing would be over-fishing, regulate and enforce over-fishing.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Tom Shigemoto followed by Jim Beaver.

Mr. Tom Shigemoto: Good morning Chair and members of the Planning Commission, for the record my name is Tom Shigemoto. I am currently employed by Alexander and Baldwin Properties Inc. As you have heard the General Plan update means different things to different folks. You have heard a lot of testimony, a lot of issues have been raised, and God help you in addressing all of them. Having said this I want to commend the planning staff, the Planning Department, the consultants, and my colleagues on the CAC. I served as a member of the CAC and we put in a lot of time and effort in trying to get the best plan forward. And as I said everybody looks at this plan in a different light, they look at their own district, they look at their own issues and they are presenting them and ask I said, bless you if you can address all of them. From my perspective the plan tries its best to address everything that has been raised and the CAC that I sat on, I represented the development, major landowner constituents. If course I never would try to influence the process by taking care of our lands but I try to provide some insights into the challenges that we as an industry face and we left it at that.

Today I am wearing my A&B hat and presenting to you some comments or requests on the land use plan. This is with regards specifically to the Eleele/Hanapepe area where most of our major land holdings are. We are recommending or asking for 4 changes to the plan. First the transportation designation that has been established for the area around the port, if that could be revised to industrial because transportation gives it the connotation that only uses related to transportation would fit but if it was industrial, industrial uses can serve port facilities as well. The second is expanding the neighborhood general area shown on the map. We also presented,

as your staff mentioned, we presented plans to the department, our long range plans, and some of it has been incorporated but we felt that there should be a little bit more to accomplish some of the elements that we have long range plans for. The third is the extension of the residential community to the edge of Wahiwa...

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Shigemoto: I will wrap up. Using concentric circle boundaries makes it real difficult when you apply for district boundary amendments to get your long range plans in. Thank you very much for your time.

Mr. Dahilig: Jim Beaver followed by JoAnne Yukimura.

Mr. Jim Beaver: Good afternoon Commissioners, I am Jim Beaver. I am a member of the Board of Directors of the Kikiola Land Company. Thank you very much for the opportunity to speak today. We have been involved in this process all the way from the first charrette that was held in Kekaha and Waimea. We have been to the public meetings, we have been actively involved with our community in making the points that we think are pertinent to this process and we appreciate the feedback that we have received from you on some of the modifications that have already been made thanks to that feedback. Today I am here to talk about affordable housing. Kikiola Land Company has been in business in West Kauai since 1884. We own the land between Waimea and Kekaha including Waimea Plantation Cottages. It is a family business and we are proud to have been the stewards of this land for 6 generations. Over the decades we have worked with our neighbors to improve our communities, we have created jobs, we have provided the land for the Kauai Veterans Memorial Hospital, we provided the land for Waimea Valley Middle School, the county sewage treatment plant, recreational facilities, and other community resources. We believe the communities of Waimea and Kekaha have a great future. We are surrounded by state parks, we have some of the most spectacular scenery in the islands, we have a boat harbor, we are the sunniest place on Kauai, and we are rich in culture and history. We honor that history but we are also looking to the future.

Waimea and Kekaha will thrive in the future. Kikiola wants to continue to contribute to that success but we need some assistance from the county. We cannot evolve without affordable housing. The current General Plan includes residential housing designations on Kikiola's Mauka land, most of which lies unused zoned agriculture. You heard from the consultant earlier that 2 residential designations on our land have been removed from the General Plan update, we believe that is not the right decision and as you have read the comments that have come in so far, the people of Waimea and Kekaha support us on that idea. We believe as West Kauai grows over the next decades families will need housing. There is not enough infill land available. Constraining the land inventory will make land more expensive not more affordable. Waimea cannot grow to the south because of the ocean, Waimea cannot grow to the east because of the Waimea river, it cannot grow to the north because of the mountains. The only place it can grow and make affordable housing available is to the west on Kikiola land.

Mr. Dahilig: Three minutes Mr. Chair.

Mr. Beaver: We ask that you retain residential housing on the West Side of Waimea, we are flexible, we can move it from where it sits on the current General Plan and make it amalgamated and attached to the town of Waimea so that it can grow naturally in the future, thank you.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: JoAnne Yukimura followed by Matt Bernabe.

Ms. JoAnne Yukimura: Before I start and before you start timing me I just have a question. Will the power points and the presentations made today be on the web?

Mr. Dahilig: We are uploading everything online as a record.

Ms. Yukimura: Thank you very much and thank you for the presentations. Mr. Chair, members of the Planning Commission, thank you for your diligent work today and the work that you will be doing on the most important document for Kauai County and that is the General Plan which is meant to be a strategic plan and a road map to the future that we all want. I also want to thank the Planning Department staff, the consultants, the CAC, the Citizens Advisory Committee, and all the citizens who have been participating in this process because there has been a lot heart, a lot of time, a lot of intellectual power for 20 months and that has been a huge effort. I want to talk about 2 things I really like about the plan, I will give a disclaimer and then I want to focus on what I feel is a core piece that is missing.

I love the 4 overarching goals, a sustainable island, a unique and beautiful place, healthy and resilient people, and a community of equity and justice. Those are really good overarching goals for us to aim for into the future. I also like a lot of the restrictions on new resorts and unentitled resorts. That is a bold step and it is very important. I disagree with Mr. Imperato to a certain extent because I think there have been some real substantial steps taken in this plan and we should look at that carefully. I want to say that I haven't done a detailed look at the land use map so I want to reserve my comments, I may have a lot of comments in the future. The core missing piece, to me, is strong policy statements which I feel are the meat of the General Plan. I don't believe you can do them in one paragraph of generalities and that is what I believe we have in the 20 statements in section 1.2. The General Plan is mainly a policy plan but the department draft is mainly an action plan and I think it is very dangerous to have an action plan without sound policy. It's like equivalent to not having a plan if you just do this list of the actions without a really clear idea of where you want to go and how you are going to get there.

For every area, transportation, housing, managing growth, we should be asking does the policy statement give us guidance and does it give us guidance in the right direction. What I have passed out to you which is entitled Comments on the Discussion Take 2, which I later learned was going to be called the Departmental Draft, I have taken the 3 areas, policy 1, Managing Growth...

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Yukimura: Policy on housing and policy on transportation and I have tried to show how they are inadequate in really giving us direction and addressing the complexity of the problem. So I hope you will look at that carefully, my main request is that you take your time and use it wisely so as you try to understand what is before you, help our communities understand the issues. I actually recommend you take 1 topic at a time and spend 2 or 3 hours in a meeting on each topic. It is a lot of work but I think that is what is going to be required to get a clear good plan.

Chair Keawe: Thank you for your testimony.

Mr. Dahilig: Matt Bernabe followed by Paul Massey.

Mr. Matt Bernabe: Matt Bernabe for the record, Happy New Year, first time since the New Year that I have been here. I like a lot of the things I heard today as far as the testifiers and some of the stuff I like in the plan, acknowledging that we need to focus on some different economies and not just tourism. I would like to testify on something one of the testifiers talked about earlier and that is the water trust, at least the public trust in regards to water. I would like to see stronger language in there on that, that would be good so that is another vote for that. I am just going to stick to some of the things that I am constant with and I think we put all our baskets in Lihue and I think we need to diversify the towns. With Donald Trump now being the president we may not get that TIGER grant because it may not hold water with him. I was at the Governor's lunch when we told the Mayor in praise, you had 20 reasons not to do it and you did it anyway. It didn't fit the criteria, you made it fit the criteria. Well there is a new sheriff in town and what if we don't get that money? What if one of the republicans that I heard sends a letter that says look into this TIGER grant in Lihue? Because I have heard that, I have been hanging with them, I went to the inauguration on a field trip.

These are the kinds of things that are going on now nationally that you guys need to take into consideration because we have roads that are literally breaking ball joints all over this island but yet we continuously put all our resources and focus on ripping up stuff that is really good and really doesn't have a function. I have already pointed out how we could have applied that TIGER grant what we need for it to Kapa'a because that is our main economy and they are grumbling about our traffic. I think you should reject this and put a little bit better thought into it but I just wanted to take this opportunity to point that out. And, if we are going to try to grow our own food we need to export something so that we can offset the other costs of the stuff that we import. I have done the math and talked to the experts. If we reduce what we import on some of the items of food the other items will go up exponentially and we are going to end up paying it anyway. Let's get some export out.

Mr. Dahilig: Paul Massey.

Mr. Paul Massey: Aloha, thank you for the opportunity to comment on this plan. My name is Paul Massey, I am a resident of Kalihiwai and my work is in agroforestry and agricultural education. The Long Range Planning Department and their consultants have done an impressive job in engaging the community in this process and I want to thank them for their hard work on that. My comment today echoes some of what Felicia said already, specifically related to

proposed action on farm worker housing which is sparsely addressed on page 2-32 of the plan. The plan affirms that, quote, "The lack of housing for farmworkers is a major impediment to finding and supporting the labor necessary for agricultural enterprise", unquote. However it goes on to suggest only, quote "modest improvements" unquote, to the existing farm worker housing ordinance which in its current form represents an insurmountable barrier to many new and existing farm operations on Kauai where the high cost of land prevents most small farmers from being landowners. Non-farming landowners who wish to provide farming opportunities on their property face regulatory requirements that dis-incentivize them from providing residential farming options. The farm worker housing ordinance requires significant improvements to serve the actual needs of small diversified farms on Kauai and the plan should not seek to largely preserve a policy that has failed to provide affordable and feasible agriculture worker housing for small scare farms. Thank you.

Mr. Dahilig: Mr. Chair that is all the oral testimony that has signed up for this morning. We also distributed a number of written testimony as well as written testimony that has been submitted today. I would ask just for the record that information be put as part of the official record for the Commission as well as we will make copies and put them online as part of our ongoing virtual record of the process. Where we go from here Mr. Chair, our intention is to take the comments from the public as well as the written testimony and actually go through another round of draft amendments. We will be working with our staff and our consultants to actually come up with a second departmental draft based off of what we have been getting in. I do want to still encourage the public to continue to send testimony in via plankauai.com or drop it off at our office because we will continually be receiving that information. I think at that point what we would ask the Commission is that it defer this public hearing until a date set and that is largely incumbent on our ability to incorporate the changes that we are prompted by the discussion today as well as the written testimony, get that to a publisher and then get another set of drafts out again.

Chair Keawe: We have one other person, did you sign up?

Mr. Dahilig: Paul Massey was the last person but maybe...

Chair Keawe: Come in, you want to testify?

Ms. Beryl Blaich: Aloha Commissioners, I am Beryl Blaich. I am a resident of Kilauea and I am speaking for myself and I am addressing open space preservation. You are terribly kind to take me when you are so hungry. I appreciate the dedicated skilled work that has gone into this plan so far by so many people and I am also appreciative of the thorough comments from the public regarding the plan. And I want to thank the Planning Department for adding a section on access to recreation which addresses some of my concerns about preservation of Mahaulepu. I hope you are going to read and take to heart the testimony I have just provided from Suzanne Kashiwa Iida and I also hope you will pay good attention to the written testimony or the written comments of Wayne Souza who wrote really a thorough assessment of the heritage resources section.

While thinking about this plan and I went back to some materials provided in a workshop on rural planning that was sponsored by the Office of State Planning in 2006, they brought experts and they provided all kinds of information and tools about planning and we are adopting a lot of them in this plan in an effort to remain a rural place. One of the first principals that were stated by these experts was that you have to plan for both development and preservation so I think this plan does well with planning for development. And I think for sound economic reasons and to better protect the environment the plan is directing residents into more urban lifestyle particularly in Lihue with commerce nearby and educational resources nearby, with less dependence on cars and with parks and tree-lined streets and all those amenities. With this kind of development is a substantial lifestyle change for the people of Kauai and to compensate for this change I think we have to pay attention to that first principal and plan as aggressively for land preservation. Because our rural lifestyle is more than just driving through a beautiful place or knowing that we have preserved some historic buildings and some sites. We have to be able to go out and experience the natural world as our predominant connection to nature. We have lost a lot in the last 30 years and the plan talks about how the trend is toward lessening public access to privately owned areas because of liability, privacy, and other reasons. So I think we should try and address the trend and address the landowner's needs particularly for liability so I am suggesting we set up a liability defense fund using some landowner money and some public money.

Mr. Dahilig: Three minutes Mr. Chair.

Ms. Blaich: The rest of my suggestions in there are about how to help acquire land and also what lands we should be looking at acquiring, thank you very much.

Chair Keawe: Thank you for your testimony. Is there anybody else that we missed? If not we may be able to get to lunch soon.

Mr. Dahilig: Just to reiterate Mr. Chair, our intention again is to take the testimony placed on the record orally today as well as what has been submitted written and we will still be receiving testimony consistently throughout this process so I do not want to give the impression that if you submit something tomorrow or a week from now that we won't make an effort to try to incorporate that into the next draft. But I think given what we are hearing Mr. Chair, our intention is to make some adjustments, make some changes, and also provide that opportunity for my staff to maybe address some of these items and preemptively do it either by having a response saying we have considered that but we may not be adding that into our recommendations or we have considered it and here are the changes that we have done correspondingly. We would rather go through that process with the Commission, I already see some of that shifting, so it would be our recommendation that the Commission defer the public hearing to a date set, we are not asking for closure today.

Chair Keawe: The issue is to leave the public hearing open.

Mr. Dahilig: Yes, leave the public hearing open and then we will provide a notice via our website as well as through a meeting with the Commission through Sunshine Law.

Chair Keawe: Commissioners, do you understand the issue and what we have before us?

Mr. Mahoney: I make a motion to defer the public hearing to a date set to access more material and incorporate as the Director said.

Chair Keawe: Is there any discussion? We need a second.

Mr. Ho: Second.

Chair Keawe: All those in favor. (Unanimous voice vote) Opposed? Motion carried 4:0. We would like to thank all of you for taking the time out of your schedules and coming to provide testimony. We will certainly consider all the comments that we have heard today and thank you very much for that public input, we appreciate it.

Mr. Mahoney: Move to adjourn.

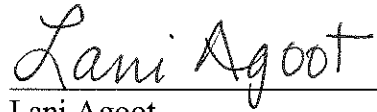
Mr. Ho: Second.

Chair Keawe: Moved and seconded, all those in favor. (Unanimous voice vote) Motion carried 4:0.

ADJOURNMENT

Chair Keawe adjourned the meeting at 12:59 p.m.

Respectfully Submitted by:



Lani Agoot
Commission Support Clerk

() Approved as circulated (add date of meeting approval)

() Approved as amended. See minutes of _____ meeting.